

CITY OF SOUTH SALT LAKE  
CITY COUNCIL MEETING

COUNCIL MEETING	Wednesday, May 27, 2015 7:00 p.m.
CITY OFFICES	220 East Morris Avenue – Suite 200 South Salt Lake, Utah 84115
PRESIDING	Council Chair Irvin H. Jones, Jr.
CONDUCTING	Council Member Michael Rutter
SERIOUS MOMENT OF REFLECTION/ PLEDGE OF ALLEGIANCE	Council Member Ryan Gold
SERGEANT AT ARMS	Bill Hogan

**COUNCIL MEMBERS PRESENT:**

Sharla Beverly, Ryan Gold, Irvin H. Jones, Jr., Kevin Rapp,  
Michael Rutter, Debbie Snow and LeRoy Turner

**STAFF PRESENT:**

Mayor Cherie Wood  
Charee Peck, Chief of Staff  
Lyn Creswell, City Attorney  
Paul Roberts, Deputy City Attorney  
Kyle Kershaw, Finance Director  
Mike Florence, Community and Economic Development Director  
Frank Lilly, Deputy Community and Economic Development Director  
Alexandra White, City Planner  
Craig Burton, City Recorder  
Scott Madsen, Information Technology

**OTHERS PRESENT:**

See attached list

**APPROVAL OF MINUTES**

**May 13, 2015 Work Meeting.** Council Member Beverly moved to approve these minutes.

**MOTION:** Sharla Beverly  
**SECOND:** Ryan Gold

Voice Vote:

Beverly Aye  
Gold Aye  
Jones Aye  
Rapp Aye  
Rutter Aye  
Snow Aye  
Turner Abstain

Council Member Turner abstained because he was not in attendance at the meeting.

**May 13, 2015 Regular Meeting.** Council Member Rapp moved to approve these minutes.

MOTION: Kevin Rapp  
SECOND: Sharla Beverly

Voice Vote:

Beverly Aye  
Gold Aye  
Jones Aye  
Rapp Aye  
Rutter Aye  
Snow Aye  
Turner Abstain

Council Member Turner abstained because he was not in attendance at the meeting.

**NO ACTION COMMENTS**

1. **SCHEDULING.** The City Recorder informed those at the meeting of upcoming events, meetings, activities, etc.
2. **CITIZEN COMMENTS/QUESTIONS.** None.
3. **MAYOR COMMENTS.** Mayor Wood reminded the Council that they will be starting their Community Connection projects on Saturday, May 30, 2015.
4. **CITY ATTORNEY COMMENTS.** City Attorney, Lyn Creswell, reminded the Council that the City is contracting out the prosecution department. Things are going well.
5. **CITY COUNCIL COMMENTS.** Council Member Rapp thanked all who have served in the military and also Police and Fire.

Council Member Snow thanked the Recreation Department for the T-ball program. She is enjoying it. Her four year old is participating.

Council Chair Jones asked that a work meeting be scheduled for 6:30 p.m. on June 10, 2015 for budget discussion.

#### UNFINISHED COUNCIL BUSINESS

- 1. An ordinance amending the future land use map designation of the General Plan from Medium Density Residential to General Commercial for property located at 134, 135, and 139 East 3185 South.** Deputy Community and Economic Development Director, Frank Lilly, reminded the Council that this item was initiated by Car City. They acquired a parcel of property that had a dilapidated home and they are seeking to expand their dealership to the east. The Planning Commission voted denial in a split vote.

Council Member Beverly asked if the Council passes this what kind of assurance do they have that it transfers to the property.

Mr. Lilly said the Planning Commission would be evaluating the design to see that it takes place.

Community Development and Economic Director, Mike Florence, explained that this is to amend the General Plan. They will still have to come back before the City Council to change the actual zoning on the property, so they will still have some input moving forward.

Council Member Rutter asked if this would improve the area.

Mr. Lilly said that the General Plan supports the idea of strengthening the commercial corridors but it also says that they don't want encroachment on a lot by lot basis. This one is a tough call. Staff wants to defer to the Council, as the policy makers, to help guide future applications.

Council Member Rutter thought the house they tore down was in the middle of the three properties and was ready to fall down. That was an improvement.

Mr. Lilly said they also have an option to put a new house there. He doesn't know how marketable it would be, but it is an option.

Council Member Rutter asked Mr. Lilly's opinion on how marketable it is to put new family homes close to the commercial area along 100 East to West Temple.

Mr. Lilly said it's hard to say. They have issued two or three permits and they seem to be doing okay. They're not going to be sold or built at the value that other homes east of 200 East will.

Council Member Snow feels there is some revitalizing going on, on that street. She toured a two story home that has been renovated there.

Mr. Lilly feels they are asking a lot of the residential market to support new homes but it has happened. Staff gets a number of requests all the time about expanding the commercial corridor but the General Plan really encourages them to think hard about how that expansion works. Staff would really appreciate some guidance and they are interested to see how these two proposals come out to help guide future requests.

Council Member Rapp asked how much impact the new building being proposed by the car dealership will have on the residents.

Mr. Lilly said the property owner has agreed to keep that entrance gated so it won't be a public entrance for use. The design standards would require a ten foot buffer between the nearest residential zoning and the property.

Council Member Gold feels the developers plan is an improvement.

Council Member Beverly agrees. It also gets traffic off of 3185 South.

Council Member Gold moved to approve this ordinance.

MOTION: Ryan Gold  
SECOND: Sharla Beverly

Roll Call Vote:

Beverly	Aye
Gold	Aye
Jones	Nay
Rapp	Nay
Rutter	Aye
Snow	Nay
Turner	Aye

Council Member Rapp took a point of personal privilege to say that he feels this is a clear case of encroachment. It's a callous disregard for the neighbors that live on the street and sent the Council Members letters saying they didn't want it here.

2. **An ordinance amending the future land use map designation of the General Plan from Medium Density Residential to General Commercial for property located at 75 and 79 East Louse Avenue.** Mr. Lilly said in this case the property owner is looking to take two existing homes and, in the long run, allow it to be used as expanded dealership space. They did not have much in the way of plans at the last Council meeting. The Planning Commission recommended denial.

Council Member Gold said in his opinion this would be encroachment. It is not an improvement, they are two functional homes.

Council Member Rapp agreed.

Council Member Jones moved to disapprove this ordinance.

MOTION: Irvin Jones, Jr.

SECOND: Ryan Gold

Roll Call Vote:

Beverly Aye

Gold Aye

Jones Aye

Rapp Aye

Rutter Aye

Snow Aye

Turner Aye

3. **An amendment to the City's zoning ordinance to allow for a reduction in lot widths for lot splits in the Single-Family Residential Zone.** City Planner, Alexandra White, explained that the owner is asking to decrease the minimum lot widths along the frontage of residential parcels located in the R-1 district. This is for infill lots only and not new subdivisions. This proposal meets all residential design standards and is the bare minimum for a decrease in the frontage.

Council Member Snow moved to approve the ordinance.

MOTION: Debbie Snow

SECOND: Kevin Rapp

Roll Call Vote:

Beverly Aye

Gold Aye

Jones Aye

Rapp Aye

Rutter Aye

Snow Aye

Turner Nay

4. **Adoption of a PUD Overlay Zone and approval of a proposed subdivision plat amendment, adding four new lots to the existing Nibley Gardens Planned Unit Development located at 570 East Garden Avenue. The overlay zone will be applied to all lots in the original and amended Nibley Gardens Planned Unit Development.** Ms. White advised that this petition is to amend the plat to include for new single family homes onto the PUD. The zone and the PUD overlay will be applied to the entire plat.

Council Member Beverly moved to approve this ordinance.

MOTION: Sharla Beverly

SECOND: Debbie Snow

Roll Call Vote:

Beverly Aye  
 Gold Aye  
 Jones Aye  
 Rapp Aye  
 Rutter Aye  
 Snow Aye  
 Turner Aye

**NEW COUNCIL BUSINESS**

1. **An ordinance adopting the Streetcar Community Development Project Area Plan, as approved by the South Salt Lake City Redevelopment Agency, as the official community development project area plan for the project area, and directing that notice of the adoption be given as required by statute.**  
 Economic Development Consultant, Randy Sant, explained that this is an ordinance to adopt the Streetcar Community Development Project Area Plan. The RDA just reviewed the plan in a public hearing. They passed a resolution that forwarded the plan to the Council to adopt. Staff recommends moving it to Unfinished Business at the next meeting.

Council Member Snow moved to place this item on Unfinished Business on the June 10, 2015 Council meeting.

MOTION: Debbie Snow  
 SECOND: Ryan Gold

Roll Call Vote:

Beverly Aye  
 Gold Aye  
 Jones Aye  
 Rapp Aye  
 Rutter Aye  
 Snow Aye  
 Turner Aye

2. **Adoption of the Parks, Open Space Trails and Community Facilities Master Plan.** Mr. Lilly advised the Council that the Planning Commission recommends the Council approves this Master Plan as an appendix to the General Plan. The General Plan mentions a goal to adopt a community facilities master plan and to make capital investments consistent with the vision of that plan and the General Plan. This master plan is intended to create specific guiding policies for the Council and staff to direct the development and maintenance of our parks into the future.

Urban Design Director, Sharen Hauri, added that this is also guidance for staff as a capital improvements guiding document as well. These will be the types of projects that will come up on the capital improvements plan. Within the plan there

are recommendations for the need to increase park space and a need to put parks close to people.

Council Member Beverly moved to place this item on Unfinished Business on the June 10, 2015 Council meeting.

MOTION: Sharla Beverly

SECOND: Ryan Gold

Voice Vote:

Beverly Aye

Gold Aye

Jones Aye

Rapp Aye

Rutter Aye

Snow Aye

Turner Aye

The Council then went back to Unfinished Business Item 4 on the agenda.

Mr. Florence advised the Council in the motion made on item 4 the Council gave PUD overlay approval but now they need to give approval for the four lot subdivision amendment.

Council Member Snow moved to approve the proposed subdivision plat amendment with the four new lots to the existing Nibley Gardens PUD.

MOTION: Debbie Snow

SECOND: Sharla Beverly

Roll Call Vote:

Beverly Aye

Gold Aye

Jones Aye

Rapp Aye

Rutter Aye

Snow Aye

Turner Aye

The Council next moved to the public hearing on the agenda.

**PUBLIC HEARING – 7:30 p.m. (Or as soon thereafter as possible)**

**To receive public input regarding the adoption of the South Salt Lake City budget for fiscal year July 1, 2015, to June 30, 2016.** Mr. Creswell, brought up a question that Council Member Rapp had raised regarding the public hearing on the budget. Council Member Rapp wondered if the public hearing should be held later when they have a near final budget for the public to comment on.

Finance Director, Kyle Kershaw, explained that they generally don't want the public hearing near the end of the process because they are taking public input for the Council to consider as they go through the budget process. Years ago the City would hold a public hearing on the budget and adopt it the same night and the public understandably pushed back. Why have a public hearing if the Council is going to pass the budget a half an hour later. The process currently is that staff presents a proposed budget to the Council the end of April and they have a few weeks to look at the information and hold whatever meetings they want to hold to process that information. The information is posted publically so citizens can access it and then have opportunity to come and voice their comments on it. Then the Council still has another three to four weeks before State law mandates that they pass a budget. So it gives the Council time to deliberate. It gives the public time to deliberate and appear before the Council. Then, the Council takes that information and crafts the final budget.

The public hearing was opened at 7:33 p.m.

There were no comments.

The public hearing was closed at 7:34 p.m.

Mr. Kershaw reviewed a handout of additional items that need to be included in the budget. A copy is attached to these minutes and incorporated by this reference. These things all came to light after the Council received the tentative budget.

Council Member Snow asked if they are still going to have the \$214,000 deficit in the Ambulance Fund that will have to be covered.

Mr. Kershaw answered no, if the estimate is close on the Medicaid fees. He is anticipating the amount that will need to be covered to be around \$149,000.

Mr. Kershaw advised the Council that they will receive updated budgets with these changes built into them before the June 10, 2015 work meeting. He also reminded the Council that they still have not received the certified tax rate, the property tax rate. Staff still doesn't know what is going to happen with property taxes yet; if the property tax revenue will go up or down a little bit. He hopes to have that to the Council by the June 10 Council meeting.

Council Member Snow is hopeful that the Medicaid bill will bring down the amount the City will have to subsidize the Ambulance Fund.

Mr. Kershaw said the Fire Department believes that the increased Medicaid fees could reduce significantly, or even eliminate, the operating deficit in the Ambulance Fund for the next budget year.

Council Chair Jones moved to place the budget on the June 10, 2015 Council work meeting.

MOTION: Irvin Jones, Jr.

SECOND: Debbie Snow

Voice Vote:

Beverly Aye

Gold Aye

Jones Aye

Rapp Aye

Rutter Aye

Snow Aye

Turner Aye

Council Member Beverly moved to place the budget on Unfinished Business of the June 10, 2015 Council meeting.

MOTION: Sharla Beverly

SECOND: Ryan Gold

Voice Vote:

Beverly Aye

Gold Aye

Jones Aye

Rapp Aye

Rutter Aye

Snow Aye

Turner Aye

The Council then went back to item 3 on Unfinished Business on the Council agenda.

3. **Alcohol Ordinance.** Deputy City Attorney, Paul Roberts, explained that the major changes are the City adopting State code definitions. One of the big ones is the potential of transferring licenses, which in the past has not been possible under the City ordinance. Another is additional licenses. There is a discussion of ten additional Class B licenses, three additional Class C licenses specifically located in master planned RDA areas, and two licenses for Micro-Breweries. There are new categories of manufacturing and micro-breweries. Staff envisions three ways to transfer licenses. First, it could be converted to a Class B from a Class C which would be as simple as transferring the license and signing some papers. The second way would be to move a Class C license into an appropriately zoned RDA area and agree to renovate, or demolished, the old premises. The third would be for a person who is acquiring the license and facility to make some upgrades to the facility, making sure there are windows and other upgrades including fire suppressions, security cameras, and accessibility. This is a way of opening the door to license transfers. The policy behind that is staff has discovered that there's little incentive for the property and business owners to invest in their business as it gets towards the end of its life because they are not able to sell it. Staff hopes this would encourage business owners to take good care of their properties and invest in them so they have a good asset to sell at the end of their careers.

Staff reached out to the Division of Alcohol and Beverage Control and asked them about sampling provisions related to a brewery. They have not got an official word from the Attorney General's office but the DABC enforcement official that they spoke with suggested that, for their regulations, the only way you can get samples at a brewery would be if they had a retail license. Just having a manufacturer's license doesn't give them the right to sample. That leaves the City in a spot of not want to necessarily pass an ordinance saying you can do something when the regulatory agency is saying you can't. Mr. Roberts would like to get their final word before making a decision. If word comes back it is not legal it wouldn't wise to pass an ordinance saying you can do something that is illegal under State law. When the legislature wanted to allow sampling they were very specific. They said wineries could give samples and distilleries and breweries cannot.

Mr. Roberts passed out an email that he had received today to be included in the record. A copy is attached to these minutes and incorporated by this reference. Another comment staff received is that the work ID cards are unnecessary, that the State regulations are sufficient and the City should just let the State do its thing and not require additional work ID cards from employees or owners. They also received a comment that the twenty-four ounce sample size for breweries is not large enough and should be increased to thirty-two ounces. Another comment was the hope that the City is consistent with State law and recognizes that State law shifts a lot and the DABC interpretation of State law shifts a bit. They received several comments supporting the ability to transfer Class C licenses. Another comment asked that they work together as a community. They are valuable businesses, members of the community and are important to a lot of the residents. There were also some concerns with crime and hoping that everyone can work together to reduce it.

Mr. Roberts said staff sent a letter to all the licensees, hoping they would bring ideas and suggestions and inviting them out. He suggested they hear from them now.

Council Member Rutter opened the meeting for public comment.

**Trent Fargher, Shades of Pale, 2160 South West Temple.** He asked where the local laws come into effect versus the State laws. He would like to get some clarification.

**Alexandra Ortiz, Shades of Pale, 2160 South West Temple.** She thanked the Council for considering the new license. They have a winery just two or three blocks from them currently operating, selling and sampling without any additional licensing. If the Council goes back to the original verbiage in the law it is almost verbatim as their old license is. The only difference is they are a winery and Shades of Pale is a brewery. She thanked the Council for considering the license changes. People are excited about it and they do have tourists. There is a tour operator waiting for their licensing to be able to bring tourists into the area.

**Zachery Belles, 3185 South 500 East.** He is here to support the Shades of Pale Brewing Company and their efforts to gain a tap room. Allowing them to share their craft with patrons will allow them to grow as a company and further generate revenue. They have spent a great deal of money, risk, time and effort to get where they are today. As a community we owe it to them to help them grow and no longer debilitate their success with rules and regulations that destroy potential revenue. The question should be, "What can we do to change in support of all small businesses to help grow our economy and add value to the community?"

Council Member Rapp moved to put this ordinance on Unfinished Business on the June 10, 2015 City Council meeting.

MOTION: Kevin Rapp  
SECOND: Debbie Snow

Voice Vote:

Beverly Aye  
Gold Aye  
Jones Aye  
Rapp Aye  
Rutter Aye  
Snow Aye  
Turner Aye

Council Member Beverly moved to adjourn to Closed Meeting to discuss strategy for the sale, purchase, exchange or lease of real property pursuant to Utah Code Annotated, 1953 as amended, Sec. 52-4-204 and Sec. 52-4-205(1)(d) and (e).

MOTION: Sharla Beverly  
SECOND: Roy Turner

Voice Vote:

Beverly Aye  
Gold Aye  
Jones Aye  
Rapp Aye  
Rutter Aye  
Snow Aye  
Turner Aye

The Council adjourned to Closed Meeting at 7:57 p.m.

In accordance with U.C.A. Section 52-4-206, 1953, as amended by Chapter 180, Laws of Utah, 1987, as amended, a recording was made of the Closed Meeting held to discuss the sale, purchase, exchange or lease of real property. Such recordings are protected records under Title 63, Chapter 2, Government Records Access and Management Act.

Closed Meeting ended at 8:47 p.m. Council Members returned to Council Chambers.

Council Chair Jones moved to adjourn.

MOTION: Irvin Jones, Jr.

SECOND: Kevin Rapp

Voice Vote:

Beverly Aye

Gold Aye

Jones Aye

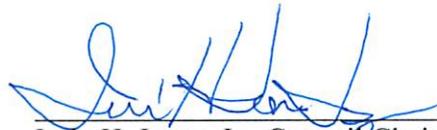
Rapp Aye

Rutter Aye

Snow Aye

Turner Aye

The meeting adjourned at 8:48 p.m.



Irvin H. Jones, Jr., Council Chair



Craig D. Burton, City Recorder



Julie Taylor <julie.taylor@southsaltlakecity.com>

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## one bar owners thoughts on tonight's meeting

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Sean Gallimore <seangallimore@gmail.com>

Wed, May 27, 2015 at 1:52 AM

To: Julie.taylor@sslc.com

Cc: mflorence@sslc.com, Cburton@sslc.com

I know that this is late considering that the meeting is in less than 24 hours from now but I thought I would voice and make known some of my concerns with the proposed general provisions and regulations according to the city of South Salt Lake about alcohol and its use in the city.

My name is Sean Gallimore. I am the owner and operator of scallywags and before that saints and sinners both bars that are located in south salt lake. I have been in operation for about eight years. I want more then anything to have a city free from crime and all the nuisances that happen to all of us. The amount of crime in our city and on our residences as well as the customers of the businesses in our city is way too high and makes it hard on everyone.

I personally on my property am subjected to many types of crime on such as graffiti, vandalism, littering, and burglaries (to not only cars that are my customers but )my actual building was robbed of thousands of dollars in property and cash no less than two weeks ago. I know personally of the problems we have in the city. I believe that a strong cooperation between businesses, residents, city officials and law-enforcement is what it's going to take to help these problems from occurring. Many of my patrons are the victims to these crimes and not the perpetrators. It is hard to have a business were my customers don't feel safe. We are victims too!

The vagrant, homeless, and transient population of not only state street were my business located but south salt lake in general is astonishing. Shady motels and a permanent homeless shelter make it hard on local business to attract customers. I am only open at night because the type of customers that walk state street in the day are just looking for money, a restroom, or to sale me something.

I now want to speak to the current draft of the proposed revision to the alcohol ordinance. I do think that a better plan needs to be put in place that helps our city be free from the problems that alcohol can bring. This plan needs to bring us together as bars, police, and city. I think that it can. I truly hope that that is this meetings true focus.

From the very first paragraph you acknowledge that fact that alcohol impairs judgment which is true, but it is not as profitable as you may think. After insurance, business licenses city and state, entertainment, security, wages, and replacement costs, rent ( mortgage), utilities, etc it is far less profitable than you may think.

We like many businesses are trying to what is right in a very hard business. Most bars don't make more than any other business. Our license cost 50 times more than a regular business. We pay our dues and want to make a successful business as well as community. We fill a basic human need to congregate and socialize as adults with alcohol away from the eyes of minors which I feel is the best and most responsible way for adults to do this. Adult only establishments insure that minors are not subjected to adults using alcohol. We are a gathering place for locals in the community to meet others and have all of the same rights that they have in there own homes with out the unneeded viewing of children.

While reading the current draft ordinance I noticed that there is a part about the change or transfer of ownership of licenses. I have noticed that the only way possible to sell at a class C license or bar license is to make it into a class B restaurant license. It would be impossible for a business to retain its proper value when changing from being a bar into a restaurant this stipulation against bars from selling to other people who want a bar is unrealistic. A person who wants to buy a bar as it is because they like to do that not a restaurant. These licenses are the most widely sought after license. Stepping down to a full-service restaurant license would lose each owner 10 times in value of his or her license.

I think there is value in licensees that have had a license for multiple years and know what is going on. I also feel like I fit into this group. I feel that there is another group that is worn out of the job due to the fact of it

being a high stress late hours job and would serve better to sell their businesses to younger business owners that could more willingly and readily put forth the effort necessary to run the business. Those new owners would only need to be educated and helped along so that their transition into being a positive owner in the community of this type of establishment is easier for them and better for the community. Simply telling someone that they can't sell their business makes them put forth no effort into bettering that business. I personally even though I love the business would appreciate the opportunity to sell my business whenever I feel necessary. I know a lot of the previous goals of South Salt Lake have been to limit the bars. I feel like a lot of the bars are limited and that selling to the right owners that meet the predefined criteria to be a bar owner is not unreasonable. Please let the current owner to sell their business in the same manner in which they operate to an owner who meets all the previous criteria for sale of licenses.

Later in the draft ordinance it speaks of a nuisance ordinance. It speaks of licensees' business as a place of the acts of violence. I as a self-proclaimed pacifist and Buddhist don't condone any forms of violence in anyway. Though sometimes the general public disagrees with me and my stance. We do our best to maintain in the area of Public Safety for all of our patrons as well as the city around us. Notifying police of drug dealers, drug users, homeless prostitutes and other things we witness. I feel as if I have a positive relationship with the police officers of South Salt Lake. On about six different occasions I have allowed the South Salt Lake police force to use my building as a sting operation for prostitution on State Street in South Salt Lake. I have done this and bought lunch for the cops over the last seven years to try to better our city.

Only together as partners the city, bar, and police can we make this a better community free from nuisances. Each member of the community as well as every business in the community should be responsible to live up to the standards that this city wishes that bars will live up to.

My goal is the same as the city's goal which is to make a better city. It seems like the city's problem is with bars. We want to make South Salt Lake better and it is of my belief that the only way to do that is together. Bars are not the enemy!! We want to help grow a community we all could be proud of!!

Thank for your time,

Sean Gallimore  
8016040869

May 27, 2015

CITY COUNCIL - REGULAR MEETING  
LIST OF ATTENDEES



<u>NAME</u>	<u>ADDRESS</u>	<u>REPRESENTING</u>
Brian R Hancock	4451 S. Gordon Lane	self
Leslie Jones	235 W. 3680 So	self
Erika Palmer	1822 Springfield Rd	self
Missy Paizist	3200 Westminster Ave	SELF
Sean Gallimore	3040 S. State St.	Self (Scallywags)
Randy Smart	CITY HALL	City
Ralph Parsons	Park City	SHADES OF PALE
E. ROBERT SKLOS		SHADES OF PALE
TREAT FURBER	2100 SW Temple	SHADES OF PALE
Alexandra Witz	2160 S.W. Temple	Shades of Pale
Lauren Dill	510 W Arroyo Ave	Shades of Pale
Zachary Anglin	56 W. Grove Ave.	Shades of Pale
Nick White	2160 SW Temple	shades.
Carlos Martinez	3165 SO State St. <sup>544</sup>	89115 Edgemoor W26
ZACH BELLES	3185 S. 500 E	SHADES OF PALE
Nicki Swanson	3185 S. 500 E	Shades of PALE
Brian McKay	Riverton	Shades of Pale
Clay Turnbull	2337 S. 500 E.	Shades of Pale
Ryell Mitchell	2750 SOUTH 300 WEST	DUCE'S WING / SELF
Kyle Kershaw	220 E Morris	ADMIN
PAUL MAYNARD	850 S. 400 W. #119	TPL