

1 **ON AUGUST 13, 2015 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL**
2 **CHAMBERS LOCATED AT 147 N 870 WEST HURRICANE, UT.**

3
4 **Members Present:** Bob Petersen, Paul Farthing, Ralph Ballard, Ryan Cashin, Bill Wilkey, Branden Anderson,
5 Yovonda Hall

6
7 **Members Excused:** John Johnson

8
9 **Staff Present:** Planning Assistant Cindy Beteag, City Council Representative Darin Larson, and City
10 Attorney Fay Reber

11
12 The meeting was called to order by Chairman Cashin at 6:30 p.m. Yovonda Hall offered the prayer. Roll call was
13 taken.

14
15 **Approval of agenda:** Yovonda Hall motioned to approve the August 13, 2015 agenda as posted. Bill Wilkey
16 seconded. Motion carried with all Commissioners voting aye.

17
18 Chairman Cashin opened the public hearing at 6:32 p.m. for comments on the following item;

- 19
20 1. **A zone change request by Zion Village Townhomes to change the zoning of property located at**
21 **approximately 275 North 2170 West from RM-2, Multifamily Residential up to 10 per acre, to RR,**
22 **Recreation Resort to allow both permanent and short term occupancy.**

23
24 Karl Rasmussen explained the location of the zone change. No comments from public were made.

25
26 The Public Hearing closed at 6:35 p.m. and the Public meeting began.

27
28 **2015-ZC-06 Consideration and possible recommendation to the City Council for a zone change on 11.41 acres**
29 **at approximately 200 N. 2170 West from RM-2, multifamily residential, to RR, Recreation Resort based on the**
30 **preliminary site plan – Todd Getz agent**

31 Paul Farthing asked if the project would be a single property or if each unit could be sold individually. Todd Getz
32 stated both. He explained he originally did a zone change to RM-2 and now he wants to change it to Recreation
33 Resort to have the option of vacation rentals. Ralph Ballard asked if this application would be affected by the
34 moratorium on vacation rentals. Darin Larson stated any application that had been turned in before the
35 moratorium will still be considered. Chairman Cashin stated if the zone allows vacation rentals they wouldn't be
36 affected by the moratorium either. Branden Anderson asked Mr. Getz why he wanted to change the zone again.
37 Mr. Getz stated to give owners of the units an option of living there or putting it back in the rental pool. He
38 stated Hurricane is the gateway and there is a big demand for vacation rentals. Chairman Cashin asked if the fire
39 department needed turnarounds on the west side. Mr. Getz stated they have hammerheads in the first phase.
40 Yovonda Hall asked if the zone change would eliminate the multifamily option. Mr. Getz stated the only
41 difference in the zoning is he is able to rent out the units. He explained there will be an onsite property
42 management. He compared the proposed units to Coral Ridge. Bill Wilkey stated there is a need in Hurricane for
43 rentals and he is favor of having them in one location run by a property manager. Chairman Cashin stated he likes
44 this idea of rentals all in one place better than having them everywhere. Mr. Farthing stated an onsite property
45 manager is what will control the project but if it is divided up between owners it falls apart. Mr. Getz explained
46 they are working with the Zitting Brothers and they do have a clause in the purchase agreement that states if
47 they choose a different rental company, they still have to go through their property management. Mr. Anderson
48 stated staff finding #3 reads; *The proposed amendment may affect adjacent property because a new building lot*

1 will be created. This could be a negative but could result in better maintenance of the property overall. He asked
2 staff what the intent was of this finding. Cindy Beteag stated she was unsure, as she did not have a chance to
3 discuss the report with Ms. Foran. Mr. Anderson quoted the response to question #3 in the staff report; *Will the*
4 *proposed amendment affect adjacent property?* Staff answered, *It is close enough to the commercial property*
5 *along SR-9 that it could encourage more commercial development in that area.* Mr. Getz explained they sit
6 twenty feet below the proposed multifamily project to the east, there will be three story apartment complexes
7 across the street, and a proposed Assisted Living Center to the South. He feels this is a good mixed use for the
8 city. Ms. Hall stated it appears they are developing it the same as RM-2 zoning but with the kick back of the
9 option to have a rental. She asked if Mr. Getz had any commercial use planned. Mr. Getz stated no but he would
10 like to see it around them. The density of the project was discussed. Mr. Wilkey asked if they felt they had
11 adequate parking to accommodate the recreational toys people with bring. Mr. Getz stated they feel they have
12 more than required. Karl Rasmussen stated there is parking in the double garage, the driveway and along the
13 street. Ms. Hall pointed out this discussion is only for the zone change and the decision is if the use fits this area.
14 She commented the surrounding areas are not developed. She asked if it fit with the surroundings. Chairman
15 Cashin stated he feels it fits perfectly; it is a good buffer between single family development and commercial
16 zones. Ms. Hall stated staff felt it was harmonious with the surroundings. *Bob Petersen motioned to recommend*
17 *approval of 2015-ZC-06 to the City Council subject to the staff findings; 1. The proposed amendment is*
18 *compatible with the goals and policies of the general plan: by locating this proposed zone change in an area*
19 *already designated for townhomes and RV parks, both permanent and transient housing types and by providing*
20 *development that enhances qualities for both visitors and residents. 2. The proposed amendment is harmonious*
21 *with planned development in the area but is actually located in a unique location with a dedicated road and no*
22 *other development so it provides an open slate for this Resort Recreational zone. 3. The proposed amendment*
23 *may affect adjacent property because a new building lot will be created. This could be a negative but could result*
24 *in better maintenance of the property overall. 4. Public facilities and services are generally adequate to serve the*
25 *subject property but are not extended to the property. Yovonda Hall seconded. The vote was as follows; Bob*
26 *Petersen-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Ryan Cashin-Aye, Bill Wilkey-Aye, Branden Anderson-Aye,*
27 *and Yovonda Hall-Aye. Motion carried.*

28
29 **2013-CUP-03 Consideration and possible approval of a renewed Conditional Use permit for multiple family**
30 **dwelling in a Neighborhood Commercial zone at 2480 West 600 North – Victoria Ballard applicant**

31 Vicki Ballard stated they have had some delays in getting this project started but they would like to start this
32 permit again. Ryan Cashin asked if there were any changes. Ms. Ballard stated no. Branden Anderson asked if
33 they would start within the year this time. Ms. Ballard stated it was their plan to start before but it didn't work.
34 She stated they would like to start within the year. *Branden Anderson motioned to approve application 2013-*
35 *CUP-03. Bill Wilkey seconded. The vote was as follows; Bob Petersen-Aye, Paul Farthing-Aye, Ralph Ballard-Aye,*
36 *Ryan Cashin-Aye, Bill Wilkey-Aye, Branden Anderson-Aye, and Yovonda Hall-Aye. Motion carried.*

37
38 **2015-CUP-09 Consideration and possible approval of a conditional use permit for a 702 square foot detached**
39 **casita for a family member in an R-1-10 zone at 320 S. 460 West – Edyth Lang applicant**

40 Edyth Lang explained her son has spina bifida and when he was younger he could slide up and down their split
41 level home. He is now thirty years old and was recently diagnosed with having no ankle bones left making him
42 unable to go up and down stairs. She stated in order to assist their son, they would like to build a casita. She
43 explained they have a third acre lot with a large side yard that could accommodate a driveway. The location of
44 the casita was discussed. Paul Farthing stated the site plan only shows three feet from the casita to the property
45 line. Cindy Beteag stated the ordinance only requires two feet from the drip edge of the roof to the property
46 line. Branden Anderson asked if the setback should be different since it will be living quarters not an outbuilding.
47 Chairman Cashin stated it is still considered an accessory building. Driveway widths were discussed. Yovonda
48 Hall asked if a driveway on each side of the property was allowed. Ms. Beteag stated yes. Ms. Lang stated that

1 was their proposed idea so emergency vehicles could get to the casita without having to go around everything
2 on the other side. Mr. Farthing asked if there was enough space to fit an ambulance back to the casita. Ms. Lang
3 stated she didn't have time to measure the width but she thought there was about twenty feet. Mr. Farthing
4 stated his only concern is the ability to get an ambulance to the casita. Ms. Hall stated staff finding #2 states;
5 *The property owners will have to sign a permanent deed restriction limiting the use to family members or short*
6 *term guests only.* She asked what the definition of a short term guest was. She stated she thought the deed
7 restriction limited the use to only family. Mr. Reber stated it is meaning guests of the family not a short term
8 rental. *Yovonda Hall motioned to approve application 2015-CUP-09 subject to the findings; 1. The proposed*
9 *building is in keeping with the General Plan and Land Use Code. 2. The property owners will have to sign a*
10 *permanent deed restriction according to the current ordinance. 3. The total buildings on the property will not*
11 *cover more than 50% of the property. 4. The casita will be partially hidden by the existing house and will be*
12 *located in the rear yard and an access from the current driveway being provided for emergency personal. Bob*
13 *Petersen seconded. The vote was as follows; Bob Petersen-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Ryan*
14 *Cashin-Aye, Bill Wilkey-Aye, Branden Anderson-Aye, and Yovonda Hall-Aye. Motion carried.*
15

16 **2015-CUP-10 Consideration and possible approval of a conditional use permit for a one bedroom home bed**
17 **and breakfast at 1912 Angell Heights Drive – Clarissa Jenkins applicant**

18 Clarissa Jenkins explained they just bought a home in Hurricane and there is a bedroom and bathroom in the
19 basement that would be perfect for a bed and breakfast. She explained they can keep the room and bathroom
20 separate from the main portion on the house. Chairman Cashin asked if she would be serving breakfast. Ms.
21 Jenkins stated no. Yovonda Hall asked staff if there was a section in town that a bed and breakfast was
22 permitted. Cindy Beteag stated it is permitted in commercial zones. Ms. Hall asked if this application was located
23 in a commercial zone. Ms. Beteag explained the applicant is located in a R-1-10 zone so they have the option to
24 apply for a conditional use permit. Ralph Ballard asked if she had talked to her neighbors about operating a bed
25 and breakfast. Ms. Jenkins stated she had spoken to some neighbors. She stated she didn't feel it would be a
26 nuisance to her neighbors because of the private drive to the rental and she will be the onsite manager. She
27 expressed that she would have a concern before the neighbors would if there were any problems with renters.
28 *Branden Anderson motioned to approve application 2015-CUP-10 subject to staff findings; 1. The proposed*
29 *building is in keeping with the General Plan and Land Use Code. 2. The use will not have negative effects on*
30 *surrounding properties. 3. The use will have a positive effect on the tourist economy. 4. There is a need for visitor*
31 *housing options in the area. Paul Fathering seconded. The vote was as follows; Bob Petersen-Aye, Paul Farthing-*
32 *Aye, Ralph Ballard-Aye, Ryan Cashin-Aye, Bill Wilkey-Aye, Branden Anderson-Aye, and Yovonda Hall-Aye. Motion*
33 *carried.*
34

35 **2015-CUP-11 Consideration and possible approval of a conditional use permit for a detached 3000 square foot**
36 **garage in an RA.5 zone at 2238 S. Redstone Road – Steve and Deedee Christiansen applicants – American**
37 **Heritage Homes agents**

38 Yovonda Hall asked if the lot could accommodate the larger garage and home and still not cover 50% of the
39 property. Seth Foster stated it is a third acre and has plenty of room. Darin Larson asked if there was any other
40 homes in Redstone Springs with bigger garages. Mr. Foster stated there are some larger garages but none over
41 the 2,000 square feet limit. Branden Anderson asked if it exceeded the height limit. Mr. Foster stated no. Mr.
42 Anderson asked about the drainage easement and the utility easement shown on the provided site plan. Mr.
43 Foster explained the drainage easement is recorded with the plat. He stated he built his personal home on lot 3
44 but lot 4, which is this plan, drains through his property to the detention area. Mr. Anderson asked if the
45 structure would be built over the drainage easement. Mr. Foster explained the drainage easement is in the very
46 back corner of lot so the garage will not cover it. He stated the site plan didn't have the easements in the correct
47 location. *Bob Petersen motioned to approve application 2015-CUP-11 subject to include the staff findings; 1. The*
48 *proposed building is in keeping with the General Plan and Land Use Code. 2. The greater size building will not*

1 *have negative effects on surrounding properties where it is proposed to be located on the property. 3. The total*
2 *buildings on the property will not cover more than 50% of the property. 4. The building's colors have been chosen*
3 *to blend in with surrounding buildings. 5. Applicant can avoid any possible offensive affects by installing lighting*
4 *that does not impact neighboring properties or the night sky and to include the garage is not used for*
5 *commercial use or it is not built over the drainage easement. Bill Wilkey seconded. The vote was as follows; Bob*
6 *Petersen-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Ryan Cashin-Aye, Bill Wilkey-Aye, Branden Anderson-Aye,*
7 *and Yovonda Hall-Aye. Motion carried.*

8
9 **2015-PP-08 Consideration and possible recommendation to the City Council for a preliminary plat for Zion**
10 **Village Townhomes, an 88 unit townhome project on 11.41 acres located at approximately 200 N. 2170 West**
11 **– Todd Getz agent**

12 Karl Rasmussen pointed out there are 92 units not 88 because two of the units were miscounted. Bob Petersen
13 asked the applicant if they were aware of the letter from the fire department regarding hydrant flows. Todd
14 Getz stated fire flow study has already been done. Bill Wilkey stated he is still concerned about the parking. He
15 stated his development planned for parking but they are struggling to meet the need. Mr. Getz stated parking
16 will be available in the two garages, longer driveways, and wider streets. He mentioned he has picked up the 2.4
17 acres across the street and he will put RV and toy hauler parking there. He stated it won't be permanent parking
18 but that is what they will use it for the next five years. Paul Farthing asked how they will address it after five
19 years. Mr. Getz explained he is picking up an additional two parcels in the future and will increase the parking to
20 accommodate this project and Zitting's. He stated for now the 2.4 acres are enough. His plan is to work with Bill
21 Zitting and push the storage as far south as they can and then develop single family lots. Ralph Ballard clarified it
22 won't be on going storage. Mr. Getz stated there will permanent storage in the future but it depends on the
23 demand. Mr. Farthing stated that is easy to say now to get approval but if it is sold and broken up then this
24 project is left with no parking. He asked if the main road in the development would be a private road. Mr. Getz
25 stated no, it will be residential local. Mr. Farthing stated he thought hammerheads couldn't be longer than 150'.
26 He asked what the length requirement was before a turnaround is required. Mr. Rasmussen stated 250' in
27 residential. He stated the fire department can access on either street. He stated the 150' is for commercial
28 zones. Mr. Farthing stated that will have to be cleared with the fire chief. Yovonda Hall asked if the staff
29 comment regarding driveways coming right off the road had been resolved. Chairman Cashin stated it has been
30 discussed on other projects and he doesn't think it will be an issue because the road is enclosed within the
31 project. Mr. Farthing read JUC comment #6; *Fire codes require a turn- around at the end of the private driveways*
32 *servicing the garages if they are over 150' long.* He stated the applicant needs to talk to the Fire Chief because the
33 driveways are longer than 150'. Mr. Rasmussen stated the fire department has reviewed the plans and they
34 didn't say anything. Ms. Hall pointed out it is in the JUC comments. Commissioners discussed fire access on
35 driveway access lanes. It was clarified approval from fire chief will be required. Chairman Cashin asked the
36 Commissioners if they were comfortable forwarding to City Council with the condition the fire chief approves.
37 Mr. Petersen stated the Commissioners don't want to hold up the project but they want the applicants to
38 comply. Mr. Reber stated if the approval is subject to the JUC and staff comments then it gives the applicant
39 time to address the issues before City Council. Branden Anderson stated he has a concern with parking. He
40 stated staff comment #3 addresses there isn't enough parking available. He mentioned staff requested the
41 Commissioners to make a decision on the parking. Mr. Rasmussen stated the only concern is in the single garage
42 dwellings. He stated there can be one parking stall in the garage and one on the street. He stated the other ones
43 can be made into double car garages and there is parking on the street. Mr. Anderson stated parking can only be
44 on one side of the street according to fire code. Mr. Farthing asked if that would be enough parking if the units
45 were a vacation rental. Chairman Cashin suggested forwarding this application to the City Council subject to the
46 comments being resolved. Ms. Hall pointed out the comments state *this requires a decision by the Planning*
47 *Commission* so it needs to be decided beforehand. She read staff comment 4.B. *The Planning Commission should*
48 *determine whether or not this means the driveways for the units along the east and south ends of the plat that*

1 have garages directly off the road are permitted. Are townhomes considered single family homes or are they
2 multifamily homes with a need to provide parking off of a driveway? Can the problem be addressed by making
3 the road through the project a private road, thus functioning as a driveway? As a practical matter, this many
4 close spaced driveways does limit any on street parking, though some spaces will be available. Fire code will limit
5 parking to one side of the road only. On the other hand, the road will serve only this development and will not
6 provide access to any other development. Requiring back loaded garages on all the east and south units could be
7 detrimental overall to the nature of this project. Ms. Hall stated the Commissioners need to decide if the parking
8 listed is adequate because the ordinance states access to a parking space shall be from a parking lot aisle and
9 not directly from a public street. She questioned if tandem parking was adequate on the single family units. Mr.
10 Rasmussen stated they exceed the 1.5 so he feels it is a non-issue. Ms. Hall clarified the parking requirement for
11 a one bedroom apartment is 1.5 and 2 parking spaces are required for a two bedroom apartment. She asked if
12 the applicant met this requirement. Mr. Rasmussen stated yes, they will exceed it. Chairman Cashin asked the
13 applicant to do a parking count and present it to the City Council to show adequate parking based on the size of
14 the unit. He commented there appears to be adequate parking but they need a number to present. Ms. Hall
15 suggested putting parallel parking along the interior street. *Bob Petersen motioned to recommend approval of*
16 *application 2015-PP-08 subject to JUC and staff comments; 1. 2170 West road must be completed to either 100*
17 *North or 600 North with the first phase and to both by second phase. The road must have minimum of 2 travel*
18 *lanes and all frontage improvements on the applicant's property including curb, gutter, and sidewalk. Impact fee*
19 *credits may be available. 2. An all-weather surface access to whichever connection is not made must be included*
20 *in the first phase. 3. Water requires a fire flow study and will require a 12" ductile iron main in 2170 West. A*
21 *water loop is required. Impact fee credits may be available if the water line is larger than required for this*
22 *development. 4. Private sewer agreement will be required for any sewer lines not located in public streets. 5.*
23 *Power must be extended to the property from either 2000 West and 100 North or 2170 West and 600 North. 6.*
24 *Fire codes require a turn-around at the end of the private driveways serving the garages if they are over 150'*
25 *long. No parking signs must be posted on these driveways to maintain emergency access at all times. Fire*
26 *hydrants must be located within 400' of buildings. Parking on the main road may be limited to one side only.*
27 *Applicant should check with the Fire District. 7. Storm drain design for 2170 West must be provided. 8. The*
28 *alignment of 2170 West from this project to 100 North has been anticipated to be straightened out. The City*
29 *Engineer has offered to help pay for the plat to realign this road. Applicant must get agreements and signatures*
30 *from adjoining property owner. The number of units appears to be reasonable for the property size. 9. A*
31 *geotechnical report has been provided and the recommendations contained in it must be followed for*
32 *construction on this site. 10. The layout includes garage parking for the units and 11 visitor parking spaces.*
33 *However, the building footprint shows the two interior units have only a single car garage. If these are 1*
34 *bedroom units the requirement is 1.5 spaces. Two bedroom units require 2 spaces per dwelling unit. The*
35 *applicant must explain if stacked parking is anticipated. The code does state as follows: Tandem Parking Spaces:*
36 *Tandem parking spaces shall not qualify as required parking unless approved by the planning commission in the*
37 *following instances: 1. In multi-family dwellings with garages; There does not appear to be any room for*
38 *stacking for the units on the driveways in the project interior. 12. Staff is also concerned with the application of*
39 *the following sections of the land use code to this project: C. Private Driveway: Parking for single-family and two-*
40 *family dwellings may be accessed from a public street via a private driveway.*
41 *B. Access To Public Street: Except for parking for a single-family or two-family dwelling, access to a parking*
42 *space or parking lot shall be from a parking lot aisle and not directly from a public street. Every parking lot*
43 *shall have access to a public street. Such access may be provided through platted or recorded easements,*
44 *reciprocal arrangements, or other guaranteed means.*
45 *The Planning Commission should determine whether or not this means the driveways for the units along the east*
46 *and south ends of the plat that have garages directly off the road are permitted. Are townhomes considered*
47 *single family homes or are they multifamily homes with a need to provide parking off of a driveway? Can the*
48 *problem be addressed by making the road through the project a private road, thus functioning as a driveway? As*

1 a practical matter, this many close spaced driveways does limit any on street parking, though some spaces will
2 be available. Fire code will limit parking to one side of the road only. On the other hand, the road will serve only
3 this development and will not provide access to any other development. Requiring back loaded garages on all the
4 east and south units could be detrimental overall to the nature of this project. **This requires a decision by the**
5 **Planning Commission.** 13. Letters from the sanitary sewer and culinary water providers have been received. 14.
6 Final site plan and final plat will be required before construction begins on this project. Special attention and
7 clarification to the City Council regarding turn arounds for fire code and available parking spaces. Ralph Ballard
8 seconded. The vote was as follows; Bob Petersen-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Ryan Cashin-Aye, Bill
9 Wilkey-Aye, Branden Anderson-Aye, and Yovonda Hall-Aye. Motion carried.

10
11 **2015-PP-09 Consideration and possible recommendation to the City Council for a preliminary plat for the**
12 **Villas at Sand Hollow Condominiums Phase 3, a 36 unit 2 story project located at approximately 5248 and**
13 **5236 W. Villas North Drive – Sand Hollow Vacation Villas applicant**

14 Chairman Cashin stated at staff meeting it was brought up that the landscaping on previous projects haven't
15 been satisfied and they would like to see it completed if this application is moved forward. Robby Allen stated
16 some landscaping had been done. He stated they will get it straightened out before this project begins. He
17 stated they will do what is required for this project and he will pass along the landscaping issues to the ACC
18 Board. Paul Farthing motioned to recommend approval of application 2015-PP-09 to the City Council subject to
19 staff and JUC comments; 1. Construction drawings have been signed for this site. 2. The unit layout has been
20 approved by preliminary site plan and matches what was approved at that time. 3. Final plat submittal must be
21 accompanied by the condominium declaration annexing this project into the other phases or a new declaration
22 for this property, whichever applies. Yovonda Hall seconded. The vote was as follows; Bob Petersen-Aye, Paul
23 Farthing-Aye, Ralph Ballard-Aye, Ryan Cashin-Aye, Bill Wilkey-Abstained, Branden Anderson-Aye, and Yovonda
24 Hall-Aye. Motion carried.

25
26 **2015-FSP-03 Consideration and possible approval of a final site plan for the Villas at Sand Hollow**
27 **Condominiums Phase 3 a 36 unit 2 story project located at approximately 5248 and 5236 W. Villas North Drive**
28 **– Sand Hollow Vacation Villas applicant**

29 Yovonda Hall stated the colors needs to be clarified. Robby Allen stated the colors will follow the same color
30 scheme as the rest of the project including the stone work. Mr. Allen stated the elevations have been fixed and
31 they will be corrected before construction drawings are submitted. He stated Ms. Foran wanted them to pick
32 three trees for the landscaping and it will be detailed on the landscaping plan when they turned it in. He
33 explained there will be a pool in between the buildings but not sod. Yovonda Hall motioned to approve
34 application 2015-FSP-03 with the conditions the accurate side elevations for the buildings, a landscape plan
35 showing treatment for all the open areas, and a lighting plan is provided to staff before any construction begins.
36 Branden Andersen pointed out staff comment #1 states a condition of approval should be provision of a parking
37 area for recreational vehicles be submitted for site plan approval and constructed before occupancy of these
38 buildings is granted. Ms. Hall amended her motion to include a parking area be constructed before occupancy
39 and the colors follow the same scheme as the other buildings. Mr. Allen stated they were approved for a gravel
40 parking area and it has been constructed and is currently in use. Branden Anderson seconded. The vote was as
41 follows; Bob Petersen-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Ryan Cashin-Aye, Bill Wilkey-Abstained,
42 Branden Anderson-Aye, and Yovonda Hall-Aye. Motion carried.

43
44 **Approval of minutes:** Yovonda Hall motioned to approve the July 9, 2015 as written. Bill Wilkey seconded. The
45 vote was as follows; Bob Petersen-Abstained, Paul Farthing-Aye, Ralph Ballard-Aye, Ryan Cashin-Aye, Bill Wilkey-
46 Abstained, Branden Anderson-Aye, and Yovonda Hall-Aye. Motion carried.

47
48 **Adjournment at 8:15**