

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 12 November 2015

TIME COMMENCED: 6:30 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts (excused)
Rob Osborne
Wes Johnson
Rod Westbroek
Wayne Winsor

CITY PLANNER:

Barry Burton

DEPUTY RECORDER:

Elyse Greiner

CITY MANAGER:

Duncan Murray

Transcriber: Minutes transcribed by Elyse Greiner

A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS

PLEDGE OF ALLEGIANCE: Commissioner Winsor

VISITORS: Mike Szymanski, Brent Poll, Randy and Tammy Lewis, Michael Peterson, Dianna Nielsen, Zac Heuer, Jo Sjoblom, Cymbre Rowser, Shawn Byram, and Elaine Tadehara.

APPROVAL OF THE MEETING MINUTES – Commissioner Winsor

- 22 October 2015

Commissioner Winsor moved to approve the meeting minutes of 22 October 2015 as written. Commissioner Johnson seconded the motion making a clarification on page 3 that the Weber Partnership meeting is on Nov. 12-13 in Ogden. Commissioners Johnson, Osborne, Westbroek, and Winsor voted yes. The motion carried.

APPROVAL OF THE AGENDA: Commissioner Westbroek moved to approve the agenda as written. Commissioner Winsor seconded the motion. Commissioners Osborne, Johnson, Winsor, and Westbroek voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: None

Chair Osborne excused Commissioner Pitts.

Legislative Recommendations (Discretionary):

Commissioner Westbrook moved to open the public hearing for a rezone request from MS Financial LLC for 13.48 acres located at approx. 7350 S. 850 E. (Parcel 13-020-0040) be changed from an Agricultural Zone (A) to a Residential Low Zone (R-L). Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

******* PUBLIC HEARING *******

Request from MS Financial LLC for 13.48 acres located at approx. 7350 S. 850 E. (Parcel 13-020-0040) be changed from an Agricultural Zone (A) to a Residential Low Zone (R-L).

Mike Szymanski initially tried to rezone from 1 acre to 1/3 of an acre lots and has changed his request by moving up one level of density to Residential Low at 1/2 acre instead of the two levels to Residential Low-Moderate (1/3 acre). He is looking to subdivide the property in the future.

Brent Poll, 7605 S. 1375 E., said he sent the Commission documents earlier in the day. He asked how many of the Commissioners have read the Baseline Risk Assessment for Operable Unit 1 (not one of the provided documents). The document is 25 years old and it talks about the chemicals leaking into South Weber. Hill Field thinks it will be cleaned up in the 2040's but Brent thinks it will never be cleaned up. Brent said it would cost \$302 million to clean up the chemicals; a figure from the 1998 files. Brent thinks the Commission should read the assessment to make more informed decisions. Brent said the Commission cannot justify approving the rezone. Brent doesn't have an answer for the problem, but the best would be to make Hill Air Force Base be proactive in getting the problem resolved.

Shawn Byram, 154 Harper Way, referenced the restrictive easement in the Commission's meeting packet. The easement is in effect until 2023 and then may extend it out after then. His understanding of the Act in the easement is that building on the property is not allowed. Shawn thinks it is presumptuous to change the zoning when you don't know what a third party is going to do and if they are going to exercise the option to extend a restrictive easement on the property. Shawn said the State owns an air easement over the property that will not expire until seven years after Hill Air Force Base stops flying. He said Hill Air Force Base as taken some responsibility in saying there is contamination there or else why would there be an easement. During the last time the Commission met to discuss a rezone on the property, they asked for proof of the easement and Shawn has provided it.

Chair Osborne asked who had stated in the last meeting that there is a chemical smell on the land when it's wet.

Cymbre Rowser, 985 E. 7375 S., asked if the Commission has ever worked around Trichlor. Chair Osborne said no. Cymbre said you have to wear a respirator because it gives you asthma. She said it is a degreaser and it doesn't go away. From previous work experience, Cymbre got asthma. She said she can smell it on the property all the time.

Mike Szymanski said the information provided is irrelevant. The easement isn't applicable to the rezone. He questioned the Byrams living proximity to the property if it the ground was so awful. He wanted to state that this isn't a subdivision yet.

Cymbre asked why the Commission would go against the General Plan. She said she lives there because she has been there her whole life and, "why go someplace else?" She stated that a lot of people on the west side of town have gotten cancer because of the contamination.

Brent Poll mentioned a lot of citizens have neurological problems that live on that side of the City. He said it's up to the City to do something administratively responsible to hold-up development until the problem gets resolved.

Michael Peterson, 2025 South Weber Drive, said he has lived in the City for 27 years. He said the City used to be a nice rural community. He said utilities prices have gone up and the City doesn't have the water to sustain the current residents let alone new ones. He also knows people on the west end of the City who have died from cancer. He said he has also worked around trichlor and it isn't good. He thinks the City needs to slow down with building.

Brent said that rezones are for density consideration, not subdivisions. Chair Osborne agrees.

Commissioner Winsor moved to close the public hearing. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Winsor, and Westbroek voted yes. The motion carried.

******* PUBLIC HEARING CLOSED *******

Commissioner Johnson stated that some years ago a resident at the top of 850 E. came to the City Council and asked why the City wasn't clearing snow from the road. At that time, the City said it's a private road and they will not maintain it. Commissioner Johnson asked Mike how he plans to access the property if it's a private road. Mike said he didn't know. Secondly, he said F35s are on Hill Air Force Base. He said he has spoken to the environment people on base and they anticipate significant increase (up to 40%) in noise will occur. The noise zone will be pushed further out. He suggests waiting until the study is released to see how it will impact the area. He said HAFB said it will be until the 2040's until clean up can happen. Commissioner Johnson thinks the property should remain zoned Agriculture until new data is provided.

Commissioner Westbroek said the rezone doesn't conform with the new General Plan and he doesn't think the Commission should go against it. Commissioners Winsor and Osborne concur. Chair Osborne said access could be figured out but the Commission has to go with what they've got until a new noise study is done. He said the most important thing is to stick to the General Plan. Barry thinks one of the most significant factors is the pollution plume from Operable Unit 1 on Base. He said they have had subdivisions near the plume be approved but there was no contamination evidence from the property except one and it was required that there was a notation on the plat. He said in this case, we definitely know it is there and it would be foolish for us to take any action that would increase density on a polluted piece of property. Duncan also echoed the importance of complying with the General Plan.

Commissioner Winsor moved to recommend to the City Council NOT to approve the rezone as stated for 13.48 acres located at approx. 7350 S. 850 E. (Parcel 13-020-0040) for

the primary reason that it doesn't apply to the General Plan. Commissioner Westbrook seconded the motion. Commissioners Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

Duncan recommended that both hearings on Group Homes be done at the same time. Commissioner Winsor moved to open the public hearing for the amendments to Code Sections 10.5A.2 & 3; 10.5B.2 & 3; 10.5C. 3 & 4; 10.5D.2 & 3; 10.5E.2 & 3; and 10.5P.2 & 3, moving Group Homes from a Conditional Use to a Permitted Use in the Residential Low (R-L), Residential Low-Moderate (R-LM), Residential Moderate (R-M), Residential High (R-H), Residential Patio (R-P), and Agricultural (A) Zones and the amendments to Code Section 10.7E Group Homes and for it to be moved to Section 10.11. as 10.11.120 Group Homes. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

******* PUBLIC HEARING *******

Amendments to Code Sections 10.5A.2 & 3; 10.5B.2 & 3; 10.5C. 3 & 4; 10.5D.2 & 3; 10.5E.2 & 3; and 10.5P.2 & 3, moving Group Homes from a Conditional Use to a Permitted Use in the Residential Low (R-L), Residential Low-Moderate (R-LM), Residential Moderate (R-M), Residential High (RH), Residential Patio (R-P), and Agricultural (A) Zones; and amendments to Code Section 10.7E Group Homes and for it to be moved to Section 10.11. as 10.11.120 Group Homes.

Duncan said under Federal law, every city has to allow group homes. Right now the City has ordinances that restrict group homes but federal law will not allow us to put conditions on them. The second ordinance sites federal law and says the City will follow it. The City is tailoring the ordinance to comply with Federal Law. Michael Peterson questioned the restrictions on group homes, and Duncan relayed the ordinance to him. Michael Peterson also questioned the types of group homes. Barry said it doesn't allow us to distinguish between types of group homes. Chair Osborne appreciates Michael's concern about growth because he grew up here and stated that new people bring a good aspect to the City too.

Michael mentioned the dust from the pit collecting in his yard. Chair Osborne said he could raise these comments at the end of the meeting during the public comment period.

Commissioner Westbrook moved to close the public hearing. Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Winsor, and Westbrook voted yes. The motion carried.

******* PUBLIC HEARING CLOSED *******

Commissioner Winsor moved to recommend approval of the code amendments associated with group homes (Code Sections 10.5A.2 & 3; 10.5B.2 & 3; 10.5C. 3 & 4; 10.5D.2 & 3; 10.5E.2 & 3; and 10.5P.2 & 3, moving Group Homes from a Conditional Use to a Permitted Use in the Residential Low (R-L), Residential Low-Moderate (R-LM), Residential Moderate (R-M), Residential High (R-H), Residential Patio (R-P), and Agricultural (A) Zones) and amendments to Code Section 10.7E Group Homes and for it to be moved to

Section 10.11. as 10.11.120 Group Homes as a favorable recommendation to the City Council. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

Commissioner Johnson moved to open the public hearing for the amendment to Code Section 8.04.010 Secondary Water Connections To Be Provided At All Future Water Connections. Commissioner Westbrook seconded the motion. Commissioners Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

******* PUBLIC HEARING *******

Amendment to Code Section 8.04.010 Secondary Water Connections To Be Provided At All Future Water Connections.

No public comment.

Commissioner Westbrook moved to close the public hearing. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Pitts, Winsor, and Westbrook voted yes. The motion carried.

******* PUBLIC HEARING CLOSED *******

Commissioner Johnson questioned whether the City needed to say how much secondary water was required. Chair Osborne said no because the secondary water companies requires so much water per acre, so it's set by the company.

Commissioner Westbrook moved to recommend approval of the amendment to Code Section 8.04.010 Secondary Water Connections To Be Provided At All Future Water Connections to the City Council. Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

Commissioner Winsor moved to open the public hearing for the rezone request from Gary & Dianna Nielsen for .87 acres located at approx. 2063 E. South Weber Drive (Parcel 13-033-0066) be changed from a partial Agricultural Zone (A) to the entire lot being a Residential Low Zone (R-L). Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

******* PUBLIC HEARING *******

Request from Gary & Dianna Nielsen for .87 acres located at approx. 2063 E. South Weber Drive (Parcel 13-033-0066) be changed from a partial Agricultural Zone (A) to the entire lot being a Residential Low Zone (R-L).

Randy Lewis, working with Dianna Nielsen, said they would like the property rezoned so they can build a home on it and do a 1 lot subdivision. Randy said the property was divided out years ago but it didn't get put in a subdivision and a new ordinance passed requiring the subdivision. He said they have worked with UDOT on where the access will be and it will be a shared access on the east end of the property. He said the City should have access and there won't be any fencing issues.

Dianna Nielsen described the current zoning of residential in the front and agriculture in the back of the lot. She said there is some confusion about where the line is between the zones and the future property owner doesn't want to have big animals on the property so they are doing away with the agricultural zone.

Chair Osborne asked if the property got messed up when South Weber Drive was redone. Barry said partly because many years ago the City zoned the property 200 ft. off South Weber Dr. without respect to property boundaries, so a lot of zones were divided that way.

Commissioner Winsor moved to close the public hearing. Commissioner Westbrook seconded the motion. Commissioners Johnson, Osborne, Winsor, and Westbrook voted yes. The motion carried.

******* PUBLIC HEARING CLOSED *******

Commissioner Johnson moved to recommend approval to the City Council for the request for .87 acres located at approx. 2063 E. South Weber Drive (Parcel 13-033-0066) to be changed from a partial Agricultural Zone (A) to an entire Residential Low Zone (R-L). Commissioner Winsor seconded the motion adding because that it's because it is in conformance with the General Plan. Commissioners Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

Administrative Actions (Application of Ordinances):

Commissioner Westbrook moved to open the public hearing for Thomas Estates Subdivision (1 lot), located at approx. 2063 E. South Weber Drive (Parcel 13-033-0066), .87 acres by Gary & Dianna Nielsen. Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

******* PUBLIC HEARING *******

Thomas Estates Subdivision (1 lot), located at approx. 2063 E. South Weber Drive (Parcel 13-033-0066), .87 acres; Developer: Gary & Dianna Nielsen.

No public comment.

Commissioner Westbrook moved to close the public hearing. Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Winsor, and Westbrook voted yes. The motion carried.

******* PUBLIC HEARING CLOSED *******

Barry said the property was never approved as a subdivision. He said there are a lot of properties in the City in that situation but most of them had homes on them. Since it was never approved as building lot, it is going through that process now. He said there are a few complications because UDOT came in and realigned South Weber Dr. and took a little bit of this property off. He said that now because it is becoming a subdivision, it does need to put in improvements. There is curb and gutter there already but there is no sidewalk so the City has asked for additional property to

be deeded to UDOT for sidewalk and improvements. He said the property owners are also seeking approval from and have applied with UDOT for access. Barry doesn't expect there to be any access issues. He thinks if they meet the conditions of getting access, the deed for UDOT, and whatever else is on Brandon's letter (Chair Osborne said only UDOT issues are on Brandon's letter) that there isn't a problem with the subdivision.

Brandon's letter dated November 6, 2015:

Our office has completed a review of the final plat and improvement plans submitted to us, dated October 22, 2015.

General Information

1. We have received a Will Serve letter from South Weber Water Improvement District indicating that they will provide secondary water service to the property.
2. We have received a Title Report from Inwest Title and the property appears to be clean.
3. We have received a letter from UDOT indicating that the developer has met with them and started the application process for access.
4. The existing fencing does not following the property lines very well. The plans show relocating the fencing to follow the surveyed property lines.

We recommend approval, subject to the following being resolved before final approval from City Council.

Items to Address

1. The developer needs to provide a letter from UDOT granting access to the property.
2. The plat does not show any dedication of property to South Weber Drive (UDOT). It appears that the developer is proposing to do this through a separate deed. This will have to be done prior to recording the plat.
3. The proposed drive approach should be shown on the improvement plans.
4. If UDOT requires the existing drive approach to be removed, this should also be shown on the plans.

Items following Approval

5. The developer will need to acquire an Encroachment Permit from UDOT to construct the proposed improvements in South Weber Drive.

Randy said he met with UDOT today and access is in the works. They will be giving 17ft to UDOT for the park strip. Barry said there are some issues with the fences not being on the property lines. Randy said they will be cleaned up.

Commissioner Westbrook moved to recommend approval of the Thomas Estates Subdivision (1 lot), located at approx. 2063 E. South Weber Drive but request that it not move on to the City Council until items 1-5 on Brandon's letter dated November 6, 2015 are taken care of. Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

Randy Lewis requested that the rezone and subdivision go to the City Council at the same time, probably in the first part of January, when UDOT has granted access.

Training and Comments:

PUBLIC COMMENTS:

Chair Osborne addressed the previously mentioned comments about the gravel pit raised by Michael Peterson. Chair Osborne said the gravel pit is not watering anymore, they water with secondary water and it's off now for the season.

Commissioner Johnson said the City has a good agreement with Staker Parson’s gravel pit but Geneva has never come forward to be a part of that agreement.

Duncan said that Geneva’s pit is in the City but they don’t have to comply with anything the City imposes because there is currently no authority for the City to impose discretion. The City has power through processes and Geneva hasn’t gone through a process. Staker Parson came through a process so the City had the agreement set up.

Commissioner Johnson asked if the Division of Air Quality had regulations about fugitive dust and asked if Geneva could be in violation. Barry said yes they do but he doesn’t know if there is a violation. Barry said the City could ask them to come and take measurements.

Duncan said in the last couple of days that Staker Parsons has given the City information on air quality testing that he could pass along to the City Council and Planning Commission.

Dianna Nielsen asked if there are any committees or actions to build a windbreak or if the existing pond could be used. Duncan mentioned the pond along the interstate is owned by Weber Basin. Duncan said Staker Parsons bought new equipment to mitigate dust.

Chair Osborne said Staker’s operations will be closer to the freeway, so that will lessen dust levels in the City. **Elaine Tadehara, 2045 E. South Weber Dr.**, asked when the operations would be moved closer to the freeway. Chair Osborne didn’t know. Duncan said when they move digging areas; they have to reseed the old area.

Open Meetings Act Training by City Manager

Duncan stated the Planning Commission needs the annual training because the State Legislature requires it by law. He described that due process means people have a chance for fair notice and hearing; without it, the Constitution is meaningless. An open door policy is where the public can come and hear City business. There are 5 parts to the Open and Public Meetings Act: Meetings, Public Notice, Minutes and Records, Closed Meetings, and Enforcement. Duncan took a few minutes to discuss each of the parts.

PLANNING COMMISSION COMMENTS: None

CITY MANAGER ITEMS: None

ADJOURNED: Commissioner Westbroek moved to adjourn the Planning Commission meeting at 7:52 p.m. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Westbroek, and Winsor voted yes. The motion carried.

APPROVED: _____ Date
Chairperson: Rob Osborne

Transcriber: Elyse Greiner

Attest:

Deputy Recorder: Elyse Greiner

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 12 November 2015

TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts (excused)
Rob Osborne
Wes Johnson
Rod Westbroek
Wayne Winsor

CITY PLANNER:

Barry Burton

CITY MANAGER:

Duncan Murray

DEPUTY RECORDER:

Elyse Greiner

Transcriber: Minutes transcribed by Elyse Greiner

VISITORS: Mike Szymanski, Jo Sjoblom, Randy Lewis, and Brent Poll.

Approval of minutes of 22 October 2015:

No comment.

Legislative Recommendations (Discretionary):

Public Hearing and Action on Rezone Application: Request from MS Financial LLC for 13.48 acres located at approx. 7350 S. 850 E. (Parcel 13-020-0040) be changed from an Agricultural Zone (A) to a Residential Low Zone (R-L).

Duncan relayed the history of the rezone; it came to the Planning Commission as a request for Residential Low Moderate. The Commission sent a unanimous unfavorable recommendation to the City Council. The City Council tabled it and sent it back to the Planning Commission to reconsider a lower density. A copy of a restricted easement from the Air Force was included in the packet. The restriction stays with the land though it may change ownership. Brent Poll sent a treatise on the property. Commissioner Johnson said with the F-35 coming on base, the noise area will be expanded. Chair Osborne doesn't want a noise zone study done as if the City was flat ground, it should take the terrain into account. Barry said the updated models do take terrain into account. Commissioner Johnson said there was a study done at Edwards Air Force Base on F 35s that describes the noise level and it may be something to take into consideration. Barry said the General Plan says the property is shown as the Agricultural zone. Mike, the applicant, questioned where it says there cannot be any construction in the easement. Duncan said it doesn't specifically say it from what he could see.

Public Hearing and Action on Land Use Ordinance: Amendments to Code Sections 10.5A.2 & 3; 10.5B.2 & 3; 10.5C. 3 & 4; 10.5D.2 & 3; 10.5E.2 & 3; and 10.5P.2 & 3, moving Group Homes from a Conditional Use to a Permitted Use in the Residential Low (R-L), Residential Low-Moderate (R-LM), Residential Moderate (R-M), Residential High (RH), Residential Patio (R-P), and Agricultural (A) Zones.

Duncan stated that Elyse went to a training and discovered that Group Homes have to be considered a permitted not a conditional use in any residential zone under Federal law. The Ordinance is to bring the City Code into compliance.

Public Hearing and Action on Land Use Ordinance: Amendments to Code Section 10.7E Group Homes and for it to be moved to Section 10.11. as 10.11.120 Group Homes.

Duncan said this change is to take the requirements for a group home out from the Conditional Use portion of the Code and putting it into the Supplementary portion of City Ordinance. He said they also added reference to Federal law and deleted reference to regulations where group homes could be located. Duncan mentioned that one area of land use where cities get sued is group homes. Elyse stated that there can be regulations with group homes through a business license, just not as a residence. Barry said it was adopted as an anti-discrimination law and the regulations weren't noticed by the planning field until about 2 years ago. Chair Osborne expressed concern about the number of people housed in the group home. Barry said State regulations have a maximum on the number of people, possibly eight. Chair Osborne expressed concern about people renting out their basement and calling it a group home. Duncan described that they still have to meet regulations such as building code requirements and that there are provisions for prohibitions on alcohol and drug use. Commissioner Johnson asked if a fire system would be required. Duncan said fire inspections would be required for the business license. Barry doesn't think a fire system would be required. Duncan said the building code would clarify the threshold for needing one.

Public Hearing and Action on Land Use Ordinance: Amendment to Code Section 8.04.010 Secondary Water Connections To Be Provided At All Future Water Connections.

Duncan stated the change is a clarification for commercial properties to provide their own secondary water.

Public Hearing and Action on Rezone Application: Request from Gary & Dianna Nielsen for .87 acres located at approx. 2063 E. South Weber Drive (Parcel 13-033-0066) be changed from a partial Agricultural Zone (A) to the entire lot being a Residential Low Zone (R-L).

Barry said the property allows for higher density. The property is currently zoned under two zones and the owners would like to consolidate the lot. Chair Osborne questioned whether the owners were trying to sell the lot. Randy Lewis said yes, the property is under contract.

Administrative Actions (Application of Ordinances):

Public Hearing and Action on Final Subdivision Application: Thomas Estates Subdivision (1 lot), located at approx. 2063 E. South Weber Drive (Parcel 13-033-0066), .87 acres; Developer: Gary & Dianna Nielsen.

Duncan said that normally with subdivision plats, a portion of the road width is dedicated to the City, but since this is on South Weber Drive it can't be dedicated because it goes to the State. Duncan said you can't use a City plat to dedicate to the State. He said it's easy to fix by running a separate deed at the same time as the plat. Randy said UDOT asked them to record a separate deed from the City plat as well.

Other Comments:

Chair Osborne excused Commissioner Pitts.

Barry said Commissioner Westbrook asked him to find setbacks for odd shaped lots. Barry passed out an example of setbacks for 5 sided lots which are often found in cul-de-sacs (gore-shaped). Barry would like to have an ordinance that is open for interpretation because there can be a lot of variations. Barry described his handout which allows for an intrusion into the rear yard for one corner of the house and to reduce the rear setback yard by half for just the one corner. Barry said it becomes difficult to say which is the one corner if there is a round turret or other things on that side which is why room for interpretation of the ordinance would be good. Barry feels like this is a good option for the Commission to consider. Commissioner Westbrook thinks it's a great idea. Barry will put together the necessary ordinance amendments. Commissioner Johnson asked if the Commission would look at these on a case by case basis. Barry said the Commission won't see them; but rather, the Building Official would use discretion when a building permit application came in. Duncan said to make sure the intrusion is into the rear yard and define the intrusion as up to half the distance of the regular rear setback. Barry said he would do that. Chair Osborne thanked Barry for looking into it.

ADJOURNED: 6:29 p.m.