

# **PERRY CITY PLANNING COMMISSION REGULAR MEETING AGENDA**

**February 6, 2020  
6:00 pm work session  
7:00 pm regular meeting  
3005 S 1200 W Perry, UT**

Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration. Action on public hearing(s) will be later in the same meeting or at a subsequent meeting.

## **6:00 p.m. Work Session**

- A. Design standards for multi-family**
- B. Discussion on the Perry City Land Use Chart**

## **1. 7:00 p.m.- Call to Order and Opening Ceremonies**

- A. Thought, Reading, or Invocation-Julie Jones**
- B. Pledge of Allegiance to the U.S.A.-Jan Kerr**
- C. Declare Conflicts of Interest, If any**

## **2. Land Use**

- A. Public Hearing for Zone Change Application from NC2 to RE1/2.**  
Applicant: Shanna Ricks.  
Address: 3555 South Hwy 89. Parcel # 02-037-0027.
- B. Public Hearing for Zone Change Application from NC2 to R2.** Applicant: Rick Scadden. Address: 143 West 1550 South. Parcel #03-159-0130.
- C. Conditional Use Permit for Trailer Sales, Location: 2765 South Hwy 89,**  
Applicant: Ed & Marie Christensen.
- D. Final for Leading Tech Site Plan, Location; 1835 Hwy 89; Applicant; Ryan Forsyth.**
- E. Preliminary for JJTL Properties, Applicant; JJTL Properties, LLC, Location; 2780 South Hwy 89. Parcel # 02-028-0058; 02-029-0026.**

## **3. Land Use Ordinances, Zoning, Design Guidelines, General Plan, Etc.**

- A. Discussion/Action and recommendation regarding Multi-Family.**

## **4. Approval of the Minutes**

- A. December 5, 2019 Regular Meeting Minutes**
- B. January 2, 2020 Work Session Minutes**
- C. January 2, 2020 Regular Meeting Minutes.**
- D. Report from Commissioner regarding last Council Meeting.**
- E. Make Assignments for Representative to Attend City Council Meetings.**  
(February 13, 2020 and February 27, 2020)

**5. Discussion**

- A. Future Projects
- B. Report on past-approved Planning Commission Agenda Items.

**6. Training**

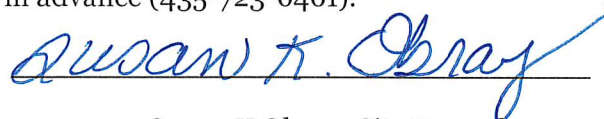
- A. Staff

**7. Review Next Agenda and Adjourn**

- A. Items for March agenda (next meeting March 5, 2020)
  - (1) Verbal Agreement for the 5.5 acres of Point Perry
  - (2) Preliminary & Final Approval for Apartments
- B. Motion to Adjourn

**Certificate of Mailing**

The undersigned duly appointed official hereby certifies that a copy of the foregoing agenda was sent to each member and alternate member of the Planning Commission and other designated City Officials, and was posted in these locations: The Perry City Offices, Centennial Park, Perry City Park; Box Elder News Journal; Perry City Website; and State Website; on this 30<sup>th</sup> day of January 2020. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).



Susan K Obray, City Recorder

**Rules for Public Hearings:**

- (1) Please speak only once (maximum of 3 minutes) per agenda item.
- (2) Please speak in a courteous and professional manner.
- (3) Do not speak to specific member(s) of the Planning Commission, staff, or public (please speak to the Chair or to the Commission as a group).
- (4) Please present possible solutions for all problems identified.
- (5) Action may not be taken during this meeting if the item is not specifically on the agenda.

#### **15.01.070 Land Use Agreements (EXISTING CODE)**<sup>[RB1]</sup>

*The city may review, approve, or otherwise enter development agreements, site improvement agreement, and any other agreement or document relating to land use. The city may also review, enter, and otherwise approve any covenants, conditions, and restrictions relating to any development regardless of whether or not the city is a party. Such agreements:*

- 1. May contain, without limitation, vesting of zoning and uses, site plan and subdivision approval and recording processes, aesthetic standards and requirements, a requirement that the development agreement be recorded against the real property, and/or other requirements.*
- 2. To the extent there is an inconsistency between the applicable land use ordinances, standards, or guidelines and any development agreement or similar document, the development agreement shall govern, except where health and safety regulations apply, the development or a component thereof has changed in any way, the site or use is being changed or amended, or the agreement is no longer valid or applicable.*

*Note: After we establish the content, it may take some work to integrate and locate the text within the code.*

#### **DESIGN STANDARDS FOR MULTI-FAMILY DWELLING UNITS, APARTMENTS, AND DEVELOPMENTS ALONG HIGHWAY 89**<sup>[RB2]</sup>

##### **APPROVAL**

Full compliance with the requirements of this section shall be demonstrated by the applicant during the Preliminary Subdivision Application for subdivisions and as part of the Design Review process for site plans, other non-subdivision applications, and in any other instance where the Design Review process would apply.

##### **REQUIRED SUBMITTALS**

The following submittals are required in addition to the subdivision and site development requirements of other sections within the PMC:

1. 3D renderings or professional perspective drawings of the development with buildings, site elements, and materials accurately depicted (residential developments with fewer than eight units and accessory buildings are exempted).
2. Elevation drawings for the front facades and street facing sides of the buildings.
3. Materials boards providing the type and color of all exterior building materials and site elements.
4. Landscape plan

##### **DESIGN STANDARDS – INTENT AND PURPOSE**

The following statements and images are to provide context and intent for the related standards and requirements of this chapter. The designated land use authorities are authorized to interpret and apply the code in a manner that fulfills the spirit and intent of this chapter as outlined in this section.

##### **GENERAL**

The intent of this chapter is to ensure quality, long-lasting developments that enhance existing communities. Developments shall be aesthetically pleasing and inviting while also adding variety and creating a sense of place and identity. Excessive repetition or monotony of styles, colors, and materials shall be avoided. Site development and landscaping should create useful spaces, be responsive to the City's ecology and be designed as one with proposed buildings and structures.

#### HWY 89 NORTH OF 3000 SOUTH

Developments along Highway 89 in this area shall be designed and located to have a prominent relationship with the street and should prioritize pedestrian opportunities. Street parking, wide sidewalks, street trees, outdoor furniture, and buildings set close to the street are important design components for this area. A variety of commercial uses should be integrated with residential developments.

#### HWY 89 SOUTH OF 3000 SOUTH

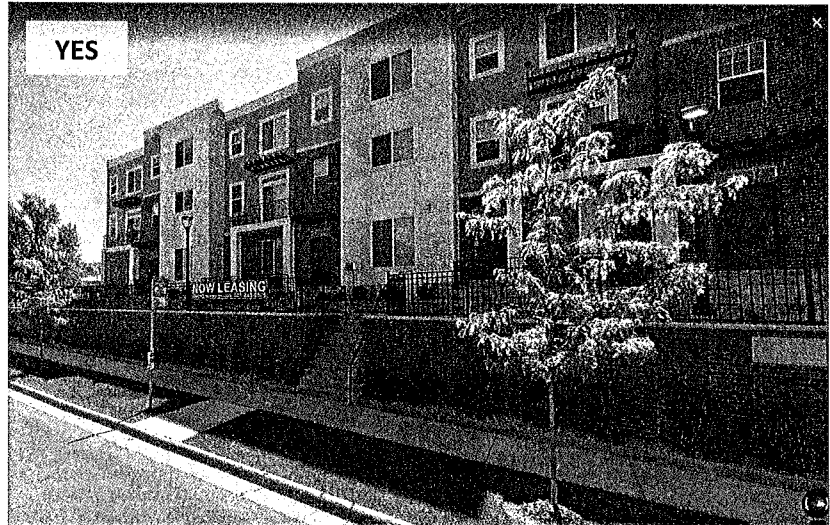
Development along Highway 89 in this area should utilize frontage roads as much as possible rather than direct access to the highway. This area is envisioned to be predominately residential. Adjacent to the highway a significant landscape buffer with wide sidewalks shall be implemented. Landscaping shall be the predominant aesthetic feature when developments are viewed from the highway. Development in these areas should not interfere or create conflicts with the highway as a high speed and efficient vehicular corridor.

#### IMAGES<sup>[RB3]</sup>

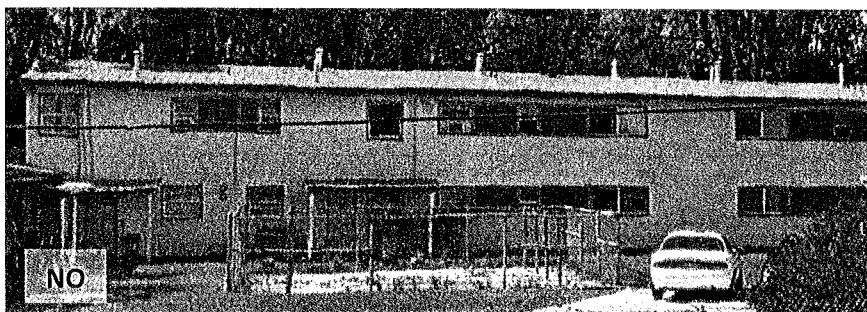


*Apartments and Multi-family Dwelling Units should face the street with an open 'front' façade, enhanced landscaping, and pedestrian access and elements. Back yards and barriers such as fencing should not be prominent visual features along the street. (Exception: This concept does not apply to developments adjacent to Highway 89 south of 3000 South.)*

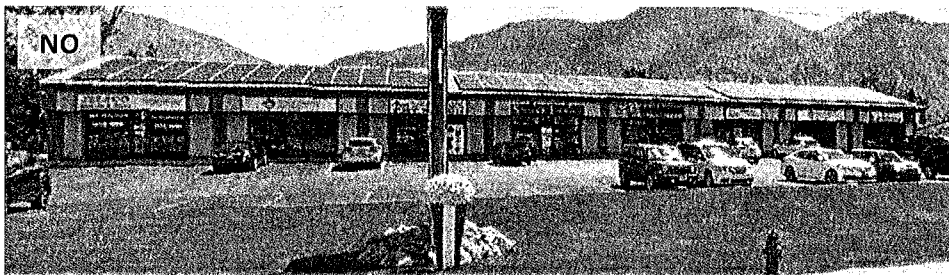
Multiple materials, changes in plane, awnings, lighting, and street trees are utilized to present an inviting and aesthetically pleasing street facing 'front' façade. In spite of grade differences a pedestrian connection to the street is provided.



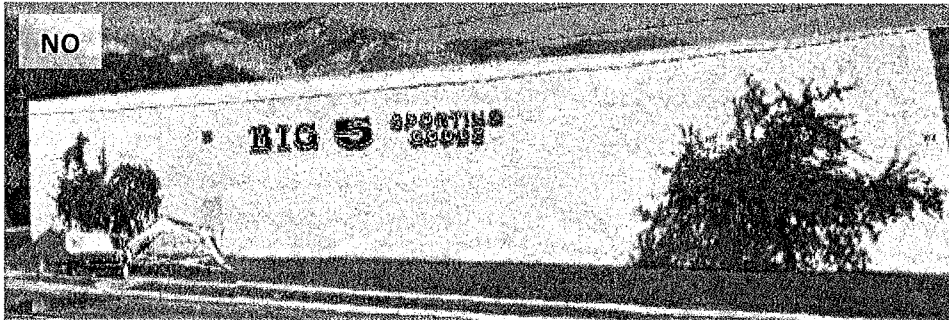
*Residential buildings with two units are built to look like a single family residence (Mansion Home Style). The two units are not symmetrical.*



No variation in materials or plane. Cheap materials. Lack of landscaping enhancements.



No variation in materials, plane, roofline, or façade style. Lack of landscaping enhancements and pedestrian elements.



Buildings should be prominently located close to the street with large parking areas to the rear. Pedestrian elements and landscaping should enhance the aesthetics and experience along the street. *(Exception: This concept does not apply to developments adjacent to Highway 89 south of 3000 South.)*

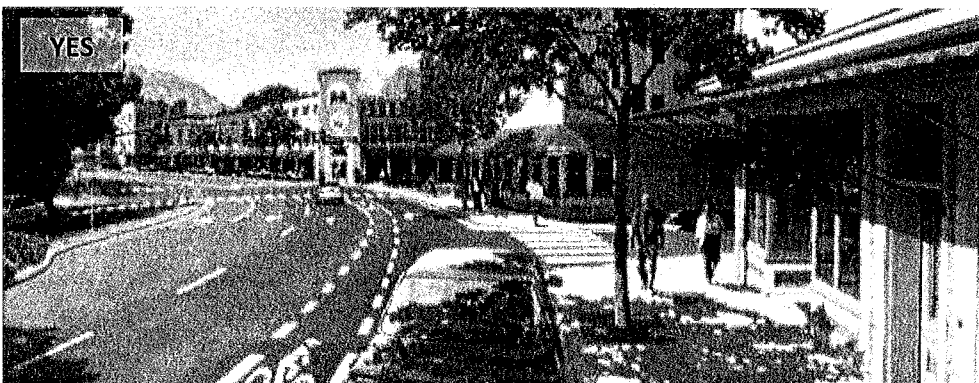


Illustration of proposed changes to the intersection of Syracuse Avenue at San Pablo Boulevard, Central Hercules Plan (2001), City of Hercules, California.  
 credit: Urban Advantage (www.urbandesign.com)

## DESIGN STANDARDS AND REQUIREMENTS

### ARCHITECTURAL STANDARDS

1. No vinyl, aluminum, or similar materials shall be allowed on the exterior of buildings. These material restrictions do not apply to trim materials that make up a small portion of the overall exterior materials of a building.
2. There shall be a minimum of two building materials used on all sides of buildings with no less than 40% of each required material being used per side ~~(excluding accessory buildings)~~. [RB4] A minimum of 40% of the front façade and street facing sides shall be brick or stone (excluding glass areas).
3. Integrate at least one materials change, distinct color variation, or change in plane every 40 horizontal feet of the street facing building façade.
4. Dumpster enclosures, sheds, and other accessory buildings shall match the materials and style of the primary building(s).
5. Roofing materials shall be graded as having a 30 year life or longer; proof of installation and certification are required. Membrane roofs are to be hidden by parapets or other appropriate screening.
6. Buildings containing two residential dwelling units (twin homes or duplexes) shall be designed to appear as a single family residence and the two dwelling units shall not be symmetrical mirrored designs.
7. Buildings along Highway 89 north of 3000 S shall conform to the following:
  - a. Buildings shall be located close to the street with an inviting store front type facade and shall implement multiple pedestrian scale elements which may include awnings, arcades, street trees, and lighting (fabric awnings are not permitted).
  - b. The main floor level of commercial buildings directly adjacent to the street shall have a minimum of 60% glass area.
  - c. Buildings in this area shall have distinctly unique facades from adjacent and nearby buildings. Each façade shall vary in a minimum of three of the following methods: architecture style, color, building materials, roofline, window treatments, or architectural details. The width of each unique façade shall not be more than 100'. No adjacent unique façade will have the same roof line elevation and articulation as the adjacent facades.
  - d. The developer shall be responsible to implement the street improvements outlined in the current master plan for highway 89.

### SITE STANDARDS [RB5]

1. Street trees are required with a minimum of one tree per 35' of frontage. Where the width of the parkstrip allows, trees should have a minimum mature height and width of 20'.
2. In no case shall lawn account for more than 70% of landscaped areas. Lawn areas should be implemented for a specific use whenever possible (i.e. recreational areas, storm

water ponds). Large landscape areas without vegetation (rock or mulch only) are not permitted.

3. No area of the development shall be left un-improved or without development. All areas should be developed with buildings, hard surfacing, or landscaped. No area of the lot or parcel shall be arbitrarily excluded from the site plan to avoid development requirements.
4. Pedestrian and vehicular access shall be provided to and through all developments in a consistent and contiguous manner with cross access easements in place where applicable. Conflicts between pedestrian and vehicular traffic should be minimized with pedestrian circulation taking priority where reasonable.
5. Developments along Highway 89 south of 3000 S shall conform to the following:
  - a. Developments shall be accessed by a local City street rather than Highway 89.
  - b. Buildings shall be setback a minimum of 20' from the highway right of way and the developer shall install a sidewalk with a minimum width of 8'. Landscaping with large street trees shall be installed in this setback area.
  - c. The developers shall be responsible to implement the street improvements outlined in the current master plan for highway 89.
6. Developments along Highway 89 north of 3000 S shall conform to the following:
  - a. Parking shall be located behind the primary building(s) where possible. Parking may be place to the side of the primary building(s) when necessary, but in no case shall parking be placed adjacent to the street for the majority of the street frontage.
  - d.b. Sidewalks<sup>[RB6]</sup>

#### MAINTENANCE

1. Properties subject to site development standards or architectural standards contained in this chapter and other relevant sections of the PMC shall be maintained to continue compliance with the approved plans. Dilapidated or broken materials shall be repaired or replaced in conformance with the approved plans. Dead or unhealthy plant materials shall also be replaced in conformance with the approved plans.

#### FINAL APPROVAL

1. Prior to a development being approved for use and a Certificate of Occupancy being issued the Community Development Director or designee shall inspect the development and ensure the approved plans have been followed and the applicable code requirements have been met. Final approval may be granted and a Certificate of Occupancy issued when the required site work is not complete if a financial guarantee has been posted in the form of a cash escrow, or cash held by the City. The amount of guarantee shall be determined by the City in consultation with the City Engineer. The financial guarantee shall grant no more than eighteen months for the developer or property owner to complete the required improvements.

### Possible Sections

- MF Architectural and Site Standards
- Highway Standards
- General Standards

Timeless: Design or architecture that is relevant for several generations, it outlast trends, fashion statements and society's infatuation with styles. It is made of materials and methods that will last a century or more.

### **NOTICE OF PUBLIC HEARINGS PERRY CITY PLANNING COMMISSION**

Notice is hereby given that on February 6, 2020 the Perry City Planning Commission will hold, in the City Council Chambers at 3005 South 1200 West in Perry, as part of its regular meeting (which starts at approx. 7:00 p.m.), a public hearing to receive public comment regarding an Application for a zone change. Parcel No. 02-037-0027 from NC (Neighborhood Commercial) to RE ½ . Approximately 3555 South Hwy 89 in Perry. Applicant: Shanna Ricks. Any individual requiring auxiliary services should contact the City office at least 3 days in advance (1-435-723-6461) for other questions please contact Susan K. Obray, City Recorder.

Please publish on January 29, 2020

Perry City Community Development

Printed: 01/21/2020

**Shanna L Ricks**

01/16/2020 - 01/15/2021

9602279

**Zone Change Application**

Zone Change

08325f70-361a-11ea-81a7-f56e27aa531d

Under Review

Active

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## Application Review Status

Pre-Review

Approved

*Thank you for the application. It appears we have the necessary information to proceed. Please provide the indicated fee payment and we will plan on this item being on our February 6th Planning Commission agenda.*

01/13/2020

Planning Commission Not Reviewed

City Council Not Reviewed

Final-Review Not Reviewed

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## Fees

Zone Change \$400.00

**Total Fees \$400.00****Amount Paid \$412.25**

## Payments

01/16/2020 Card \*4900 \$400.00

**Total Paid \$412.25**

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## Application Form Data

(Empty fields are not included)

Name

Shanna L Ricks

Phone Number

(435) 515-7130

Email

shannaricks@hotmail.com

Mailing Address

3555 S HWY 89

**Interest in Property****Owner****Property Address****3555 S HWY 89****Property Serial #****02-037-0027****Current Zoning Designation****Commercial/Residential****Proposed Zoning Designation****RE 1/2****Purpose of Request****Deed 1/2 acre to our daughter to****Conformance with the Perry City General Plan**

My daughter grew up in Perry and has always wanted to return. My husband and I found it difficult to take care of the peach orchard around our house and pulled all the trees out. It would be more pleasing to look at a house with a well landscaped yard than bare dirt and weeds. I am am sure Perry would benefit from the increased revenue included in the property taxes.

**Additional Information** **House.pdf**

# Staff Report

February 6, 2020

Perry City Planning Commission



## Zone Change Request, NC3 to RE1/2 – Shanna Ricks, located at 3555 S Hwy 89

### Summary

The property is approximately 1 acre in size and is zoned NC3. There is an existing home on the property. The surrounding properties are mostly used for agriculture with scattered homes and a few fruit stands in the area as well.

The applicant has stated that the purpose of the zone change is to create a new building lot for a family member. The NC3 zone does not allow for single family residential development, but the proposed zone of RE1/2 does allow for this with a minimum lot size of 20,000 sf.

The property is currently serviced with culinary water, but sewer is not available and a septic system would be needed.

### Conformance to General Plan

The future land use map shows this area to be residential and the request appears to be compliant with the map and General Plan. The properties immediately to the east of this property are zoned RE1/2.

While this application is for a zone change and not for a subdivision, it is worth noting that a future application for subdivision may be required to conform to the design standards that are currently being developed by the Planning Commission. In addition the existing home would need to be approved as a flag lot at the time of development. While this is not an issue to be solved with this application, if there are clear red flags in this regard it would be helpful for the applicant to be aware of this now.

### Considerations and Recommendations

As a legislative item Planning Commission can take any information or opinion into consideration when making a recommendation on this zone change. It appears that this application is generally in conformance with the General Plan and a recommendation for approval would be appropriate.



### **NOTICE OF PUBLIC HEARINGS PERRY CITY PLANNING COMMISSION**

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Please publish on January 29, 2020

Perry City Community Development

Printed: 01/16/2020

**Rick A Scadden**

Permit/License #

01/15/2020 - 01/14/2021

**5271455**

**Zone Change Application**

Reference Number

Zone Change

**53a64af0-37ca-11ea-a8b5-81020cb54c0c**

Application Status

Status

**Under Review**

**Active**

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## Application Review Status

Pre-Review

Approved

Date Submitted

*Thanks for the application. It appears we have the necessary information to proceed. You can now submit your payment information.*

**01/15/2020**

Planning

Not Reviewed

Commission

City Council

Not Reviewed

Final-Review

Not Reviewed

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## Fees

## Payments

|                    |                 |                   |            |                 |
|--------------------|-----------------|-------------------|------------|-----------------|
| Zone Change        | \$400.00        | 01/15/2020        | Card *6904 | \$400.00        |
| <b>Total Fees</b>  | <b>\$400.00</b> | <b>Total Paid</b> |            | <b>\$412.25</b> |
| <b>Amount Paid</b> | <b>\$412.25</b> |                   |            |                 |

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## Application Form Data

(Empty fields are not included)

Name

**Rick A Scadden**

Phone Number

**(801) 725-0789**

Email

rickscadden@gmail.com

Mailing Address

**118 E Lomond View Drive**

Interest in Property

**Owner**

Property Address

**143 W 1550 S**

Property Serial #

**03-159-0130**

Current Zoning Designation

**NC 2**

Proposed Zoning Designation

**Half to remain NC 2 Half to go to R2**

Purpose of Request

**Rezone for two building lots**

Conformance with the Perry City General Plan

**Ordinance was approved in City Council, we will rebuild regional detention pond on property**

Additional Information

 **PERRY\_CANYON\_SUBDIVISION\_PHASE\_1.pdf**

# Staff Report

February 6, 2020

Perry City Planning Commission



## Zone Change Request, NC2 to R2 – Rick Scadden, located at 143 W 1550 S

### Summary

The property is approximately 1.3 acres and is located adjacent to Highway 89 and 1550 S. The property is zoned NC2 and R1. The applicant is requesting 16,000 sf on the eastern side of the lot be changed to R2. The R2 zoning allows for 8,000 sf lots, which would allow greater flexibility for the owner in developing the property.

The property is currently vacant with the surrounding properties being mostly single family residential with some commercial and agricultural uses in the area as well. The single family lots to the east are generally about 1/3 of an acre in size.

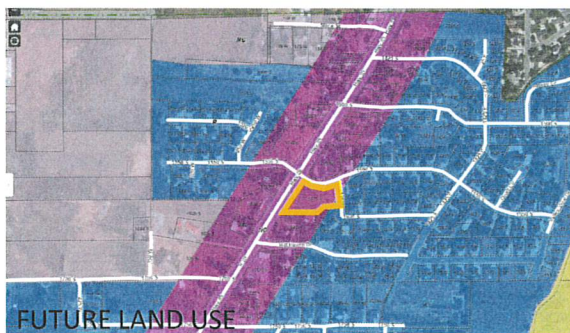
### Conformance to General Plan

The future land use map shows this area to be Neighborhood Commercial along the highway and Residential away from the highway. This property is adjacent to the highway and is also in the area of transition from commercial to residential.

Changing zoning from NC2 to R1 would eliminate several commercial options for the property while allowing single family residential. Changing the small portion of R1 zoning to R2 would allow for smaller lot sizes (8,000 sf vs 10,000 sf). The adjacent properties are NC2 and R1.

### Considerations and Recommendations

As a legislative item Planning Commission can take any information or opinion into consideration when making a recommendation on this zone change. It appears that this application is generally in conformance with the General Plan and a recommendation for approval would be appropriate.



# Staff Report

February 6, 2020

Perry City Planning Commission



**Conditional Use Permit for the sale of trailers – Ed Christensen, located at 2765 S Hwy 89**

## UPDATE

Revised plans have been provided by the applicant addressing our engineer's request for additional information on the storm water system. We do not yet have comments back from our engineer on the revisions. The applicant is now proposing an underground storm water system.

In addition, the buffer next to the residential development has been reduced to 15'. No changes to the buffer were made other than the reduction in width. To justify the reduction Planning Commission may want additional information about the types of trees and hydro-seeding that will be installed in this area and how they will be maintained. No fencing is shown for this area.

Lastly, the applicant has begun work on the improvements and it appears the plans do not accurately reflect what is being done on the ground.

## Summary

The applicant has operated Christensen Auto in this area for many years selling vehicles and trailers. It is likely that the original location is a legal non-conforming use. However the business has expanded onto adjacent property in recent years and needs to obtain a Conditional Use Permit and show compliance with the site plan requirements.



The expansion of the business covers three parcels in the NC2 zone. Within this zone 'Vehicle Sales' is the closest listed use to Trailer Sales, and is shown in the code as a Conditional Use. The property is adjacent to Highway 89 on the west with single family homes surrounding the remaining sides of the property.

The applicant has submitted a site plan showing the existing grading and rock walls on the site. No new structures are proposed within the expansion area considered with this application.

#### **Code Compliance**

The site is required to meet all site plan requirements, which includes the following:

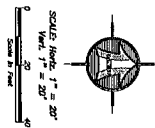
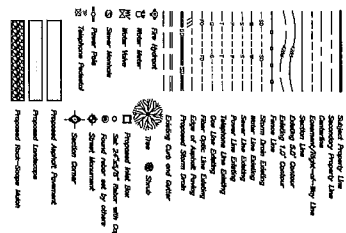
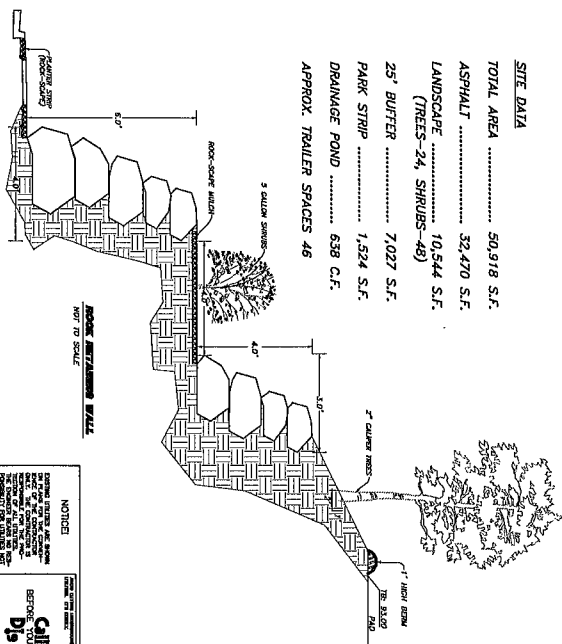
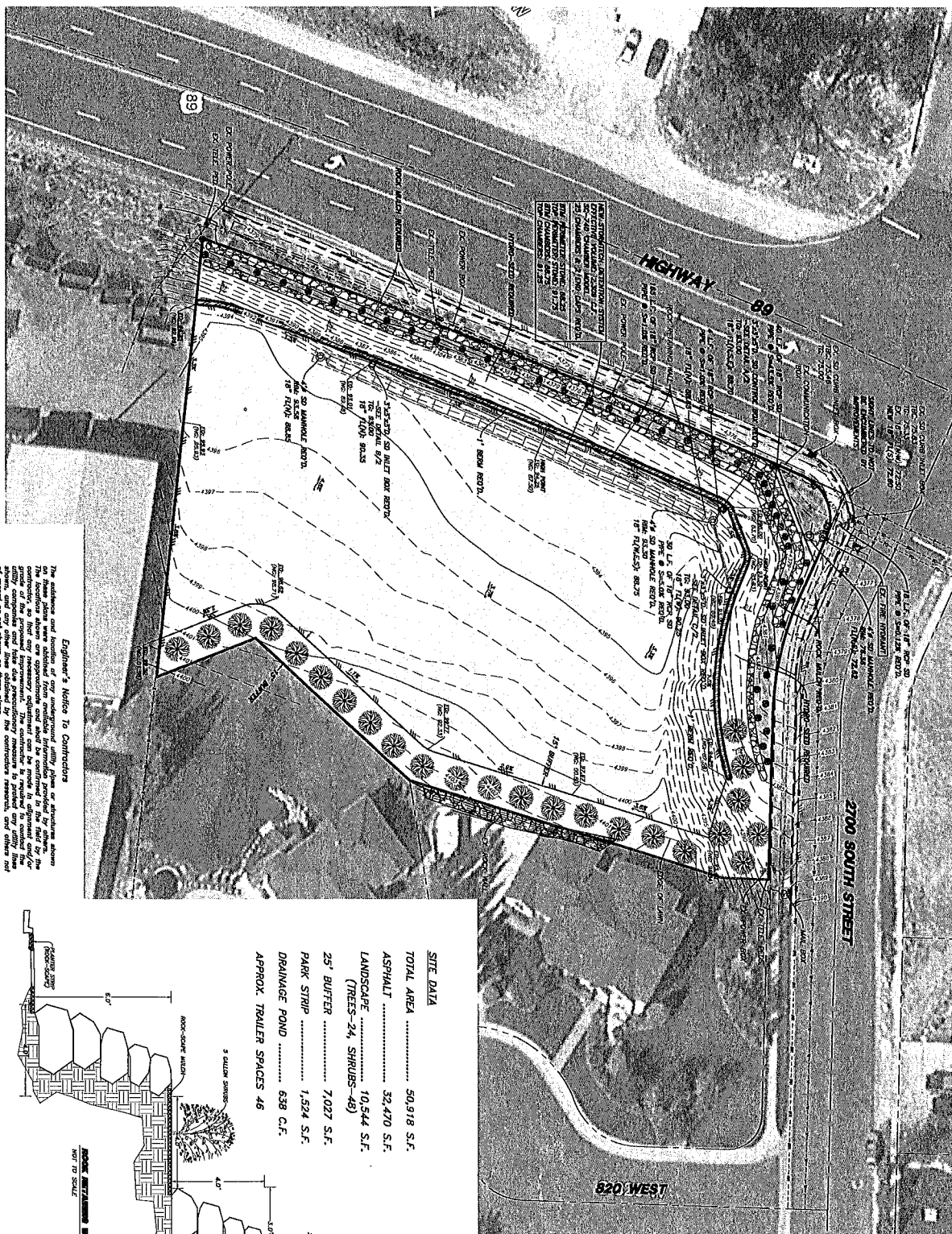
- 15% of the site landscaped with a certain number of trees and shrubs.
- Storm water plan.
- 6' solid fence between the commercial business and residential areas.

The submitted site plan does not show compliance with these requirements. In addition the applicant has indicated they intend to install a new retaining wall on the site that was not shown on the original submittal. The submitted plan does not indicate what areas will be used for trailer display or other business purposes. This additional information may be useful and necessary for the Commission to fully understand the issues on the site and consider potential conditions. The submitted plan does not propose any site lighting.

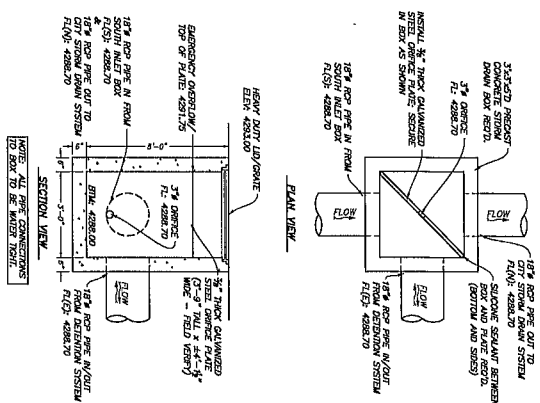
#### **Considerations and Recommendations**

At this time the applicant has not submitted a plan that shows compliance with the code.

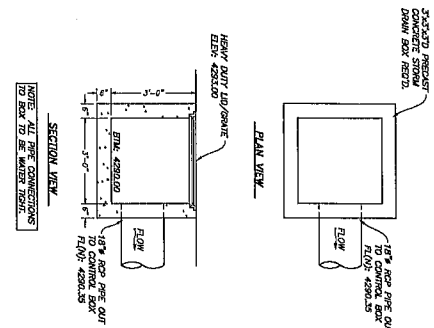
Additionally, the Commission should consider if there are any appropriate conditions that should be placed on the permit to mitigate any negative impacts of the proposed use. Some of the issues that could be considered would be the visual appearance of the business from the highway and the impact on adjacent residential areas. Section 15.29 of Perry Municipal Code should be consulted for any proposed conditions on the permit.



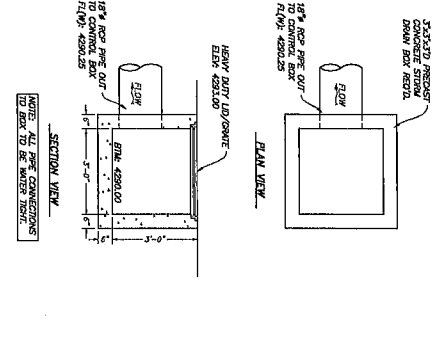
3'x3'x5'D CONTROL BOX  
FOR DETENTION SYSTEM  
NOT TO SCALE



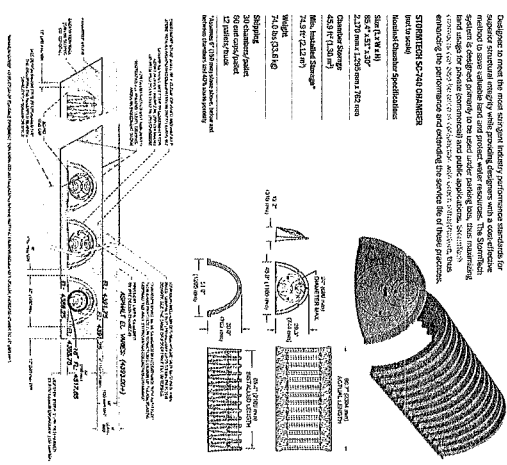
3'x3'x3'D CONTROL BOX  
FOR DETENTION SYSTEM  
NOT TO SCALE



3'x3'x3'D CONTROL BOX  
FOR DETENTION SYSTEM  
NOT TO SCALE



### STORMTECH SC-740 CHAMBER



### SC-740 CHAMBER STORAGE VOLUMES PER CHAMBER

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| At 4.0 cfs (113.3 lps) flow from 100% detention. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | </ |
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