

**City of Taylorsville
Planning Commission Meeting Minutes
November 9, 2021
Pre-meeting – 6:30 p.m. – Regular Session – 7:00 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance:

Planning Commission

Kent Burggraaf – Chair
David Wright - Vice Chair
Don Quigley
Lynette Wendel
Marc McElreath
Gordon Willardson
Don Russell – Remote.

Community Development Staff

Wayne Harper - Director
Jim Spung – Senior Planner
Karyn Kerdolff- GIS Planner
Stephanie Shelman – Deputy City Attorney (Remote)
Jean Gallegos – Admin Assistant/Recorder

CITIZEN'S/GUESTS PRESENT: Ernest Burgess, Bill Sinclair, Ray Parkins, Linda Lynch, Greg McDonough, Andrea Sorensen, James Anderson, Tawnee Anderson, John Anderson, Pam Anderson, Brad Reynolds.

BRIEFING SESSION – 6:30 P.M.



Mr. Spung conducted the briefing session.

He opened it up for suggestions and concerns by the Commissioners on ways to improve the function of the Commission. **Commissioner Burggraaf** addressed the possibility of holding extra Planning Commission meetings if there were a reason presented to do so. **Commissioner Quigley** suggested having updates on what is going on in the City more often, such as what new businesses have opened and which are planning to come into the City. He would also like to have more training available for the Commissioners. **Commissioner Wendel** said she had received a flyer recently advertising some available training in March and said she would forward to those interested. **Commissioner Burggraaf** said inside track information would be very helpful. **Mr. Spung** then gave the Commissioners an update of what is going on, i.e., the Beltway Development is in progress. That Staff is in meetings with the developers of the K-Mart project to try and get them refreshed on the process. The development agreement has not been signed yet, so not much is happening at this point. He announced that the Carriage Square project is going to get some CDGB money to pay for the anticipated upgrades there. Staff is currently working with consulting groups on architectural designs for that.

Mr. Spung returned to review of tonight's agenda saying that the first item on tonight's agenda File #43C21, is a conditional use amendment for improvements to Valley Regional Park and that Salt Lake County has applied for a building permit to replace the current Valley baseball complex with a new facility. The Planning Commission is hearing this item since it involves open space and the Planning Commission will end up conducting a review of the plan. **Commissioner Burggraaf** said the review tonight will be the conditional use permit hearing. **Mr. Spung** advised the second item is File 8S21, for consideration of a 33-lot residential preliminary subdivision plat for 8.089 acres of land along 4800 South in Taylorsville, Utah. This item has been heard previously in the conceptual stage and is back for the full subdivision review of this very large project.

The Commissioners who attended the last meeting of the City Council discussed what had transpired.

Break:



REGULAR SESSION – 7:00 P.M.



Commissioner Burggraaf Introduced the Planning Commissioners individually to the audience and explained that Commissioner Russell was attending remote this evening.

CONSENT AGENDA

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| 2. Review/approval of Planning Commission Minutes for August 24 and September 14, 2021. |
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MOTION: Commissioner Wright – I move for approval of the Consent Agenda consisting of the Minutes for August 24 and Sept 14, 2021, as presented.

SECOND: Commissioner Willardson

VOTE: All Commissioners present and remote voted in favor. Motion passes unanimously.

CONDITIONAL USE PERMIT

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| 3. Public Hearing and Consideration of a Conditional Use Permit Amendment for Improvements to Valley Regional Park Located at 5135 South Jordan Canal Road, Taylorsville, Utah. (Jim Spung, AICP/Senior Planner) |
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3.1 **Mr. Spung** presented this item.  He advised that Salt Lake County Parks and Recreation is requesting Planning Commission review and approval of a conditional use permit amendment for improvements to Valley Regional Park located at 5135 South Jordan Canal Road, Taylorsville, Utah.

3.1.1 The softball complex is an existing facility that was constructed around 1975. This has been a well-used facility and has served as a great asset to the community and Taylorsville. Due to its' age, current deterioration, and extensive use, Salt Lake County is requesting to replace the facility with a new one in the same footprint. The updated facility would comply with ADA accessibility standards, provide new concessions, and improved seating. The improvements are intended to serve the next several generations of facility users. The proposed improvements include resurfacing of the south parking area; replacement of the pedestrian accessway from the south parking area to the sports complex; reconstruction of the sports complex building; and various utility upgrades.

3.1.2 The property is in the Open Space (OS) zoning district. Pursuant to Section 13.10.010 of the Taylorsville Land Development Code, all development in the OS district is subject to Planning Commission review and approval. In addition, the "recreation, outdoor" land use requires non-administrative conditional use permit review and approval in the OS zoning district.

3.1.3 Staff found no contradictions with City Code; the General Plan shows this site as parks and open space; it is the same footprint being upgraded with a new facility in its place. He showed the planned site plan and the proposed architectural elevation. That as the current use and size of structure is not changing, the proposed construction is not expected to change the traffic or parking demand from the current use. There are no detrimental impacts anticipated with this change.

3.1.4 **Mr. Spung** said the proposed upgrades are consistent with the current use and structures on site. Staff does not recommend additional conditions or modifications be made to the submitted proposal.

3.1.5 The applicant has filed a building permit application with the City (CBLD-301998-2021). Condition Use Permit and Planning Commission approval are required before the Community Development Department can approve the building permit. Construction activity is not permitted on site until applicable permits have been issued by the City.

3.1.4 Staff recommends approval as depicted.

3.2 FINDINGS:

- 3.2.1 This application was initiated by Andrea Sorensen, Salt Lake County Parks and Recreation.
- 3.2.2 The subject property is made up of four (4) parcels with a cumulative area of approximately 39.32 acres.
- 3.2.3 The subject property is in the Open Space (OS) zoning district.
- 3.2.4 The subject property is in the "Parks and Open Space" designation in the City's General Plan.
- 3.2.5 This conditional use permit request is consistent with current zoning and General Plan designations.
- 3.2.6 The applicant is requesting improvements related to resurfacing of south parking area; replacement of the pedestrian accessway from the south parking area to the sports complex; reconstruction of the sports complex building and various utility upgrades.
- 3.2.7 The proposed site plan has been reviewed by City departments and review agencies and is determined to be complete and in compliance with City Standards.
- 3.2.8 Staff and review agencies have not identified any conditions of approval to be considered by the Planning Commission prior to issuance of final plat approval.
- 3.2.9 The Planning Commission is the decision-making authority for preliminary subdivision review.

3.3 **DISCUSSION:** Commissioner Wendel asked if during the renovation of the south parking area, would charging stations be included, to which Mr. Spung answered he was not sure and asked that the applicant address that issue during their presentation to follow.

3.4 **APPLICANT ADDRESS:** Andrea Sorensen  said there are no charging stations planned as part of this project. She suggested the Commissioners might want to look at the Cottonwood Park facility on 13th East off 4500 South, which has been upgraded and after which this facility is going to be patterned, with the exception of it being a different color scheme, in the blues and gray zones. Commissioner Wright asked if they had any aspirations to include art features and Ms. Sorensen said not at this point. That this facility will be open year around, which poses a draw for vandalism/tagging problems. Commissioner Willardson expressed concern with the type of dirt on the playing field, saying it looks like powder. Ms. Sorensen said that they are going to add a little more clay to that with this upgrade. Commissioner Wendel asked about the time-line for this project and Ms. Sorensen replied it would probably be finished in the Spring, with the building being taken down in February, weather permitting. The facility will not be available for use for a year and team play times will be scheduled for other facilities in the valley in the interim.

3.5 SPEAKING:

3.5.1  Pamela Anderson suggested adding more green space and to pattern this change after the regional park in Magna.

3.5.2 Unidentified person spoke in person saying that the County does not take care of the dirt associated with this ballpark. That it should not be left sitting in the parking lot.

3.6 **MOTION:** Commissioner Quigley. I move that we approve File #43C21, a conditional use permit amendment for improvements to Valley Regional Park located at 5135 South Jordan Canal Road in Taylorsville, Utah, as identified in Exhibit E (Salt Lake County's proposal) subject to Staff's Findings.

SECOND: Commissioner Wendel

VOTE: All Commissioners present and remote voted in favor. Motion passes unanimously.

 Commissioner Burggraaf made a comment after the vote thanking the County's representative for being here tonight and giving a very informative presentation.

SUBDIVISION REVIEW

4. Public Hearing and Consideration of a 33-Lot Residential Preliminary Subdivision Plat for Approximately 8.089 Acres of Real Property Located at 4701 S. 1065 W.; 1040 W. 4800 S.; 1050 W. 4800 S.; 1054 W. 4800 S.; 1066 W. 4800 S.; 1078 W. 4800 S.; and 1088 W. Turnberry Way, Taylorsville, Utah. (Jim Spung, AICP/Senior Planner)

- 4.1 **Mr. Spung** presented this item. **Brad Reynolds Construction** is requesting Planning Commission review and approval of a 33-lot residential preliminary subdivision plat, "Meadows on 48th" for approximately 8.089 acres of real property at aforementioned properties. Approval of the preliminary subdivision plat would allow for final subdivision review and approval of 33 new single-family residential lots as well as new public street infrastructure. The existing dead-end street (Turnberry Way) would be continued eastward and transition into Turnberry Cove, terminating with a cul-de-sac. A new public street (Taylors View Lane) would extend southward from Turnberry Way and connect to Murray Taylorsville Road (4800 South). The new public street infrastructure is necessary to provide adequate ingress and egress needed to serve the lots of the proposed subdivision. The proposed street configuration has been reviewed and approved by the City Engineering Department.

4.1.1 According to the Salt Lake County Assessor data, the subject property is made up of ten individual parcels with a cumulative area of 352,364 square feet (8.089 acres). The developer has purchased the property within the proposed subdivision plat boundary except for the southern portion of Parcel 21.020377-030-0000. On October 26, 2021, the Taylorsville-Bennion Improvement District (TBID) Board met and approved the developer's request to purchase the southern portion of this parcel; which is necessary to continue Turnberry Way eastward. The developer is coordinating with TBID to finalize that transaction.

4.1.2 On Aug 20 and 31, 2021, demolition permits were issued authorizing the demolition of existing structures, sheds and fences within the boundary of the proposed plat. The single-family dwelling at 1050 West 4800 South remains and will be removed prior to construction of the new public street.

4.1.3 The developer is proposing to vacate several existing easements in conjunction with this plat as they will no longer be necessary. Several new easements are proposed to be established and shown on the plat.

4.1.4 The irrigation canal will be piped, having received permission from the Jordan Irrigation Company to do so. There is a TBID pump house on the site, which the developer is working on obtaining access thereto.

4.1.5 The developer is requesting approval of a reduced park strip throughout the development. The developer is requesting a 5-foot park strip and a 5-foot sidewalk in lieu of an 8-foot park strip and 5-foot sidewalk. The proposed arrangement is consistent with adjacent development and satisfies the minimum requirement established in the Land Development Code. Staff supports this request.

4.1.6 The developer is proposing a stormwater detention area at the southern end of the proposed subdivision (Parcel A). At this time, it is assumed that the City will own this parcel; however the developer is exploring options related to the ongoing maintenance. If Parcel A will be maintained privately, a Home Owner's association (HOA) must be established, declaring the HOA responsible for Parcel A, including ongoing maintenance and repair of all improvements thereon. A note must be placed on the plat including language to clarify the responsible party. As of the time of this meeting, an agreement between the developer and the City has not been formalized.

4.2 **FINDINGS:**

- 4.2.1 This application was initiated by Paul Randstrom of Brad Reynolds Construction.
- 4.2.2 The subject property is made up of ten (10) individual parcels with a cumulative area of approximately 352,364 square feet (8.089 acres).
- 4.2.3 The subject property is zoned Single-Family R-1-6, R-1-8 and S-1-10 as identified in the Staff Report.
- 4.2.4 The subject property is in the Low-Density Residential designation in the City's General Plan.
- 4.2.5 The preliminary subdivision includes 33 new single-family residential lots as well as new public street infrastructure.
- 4.2.6 The developer is requesting a 5-foot park strip and 5-foot sidewalk in lieu of an 8-foot park strip and 5-foot sidewalk. The proposed arrangement is consistent with adjacent development and satisfies the minimum requirement established in the Land Development Code. Staff supports this request.
- 4.2.7 The proposed preliminary subdivision plat has been reviewed by City departments and review agencies and is determined to be complete and in compliance with the City Standards.
- 4.2.8 Staff and review agencies have identified conditions of approval to be considered by the Planning Commission prior to issuance of final plat approval.
- 4.2.9 The Planning Commission is the decision-making authority for preliminary subdivision review.

4.3 **CONDITIONS OF APPROVAL:** Staff recommends approval of the preliminary subdivision plat for the "Meadows on 48th" (File #8S21), subject to the following conditions. Final plat approval shall not be granted until the following conditions have been satisfied by the developer.

- 4.3.1 The developer purchases the southern portion of Parcel 21-02-377-030-0000 to continue Turnberry Way eastward, as shown on the preliminary plat.
- 4.3.2 With regard to the ongoing maintenance and repair of the stormwater detention area identified as "Parcel A", the developer must satisfy one of the two following options:
 - 4.3.2.1 The developer submits to the City documentation establishing a Homeowners Association (HOA) and Codes, Covenants, and Restrictions (CCRs) declaring the HOA responsible for the ongoing maintenance and repair of all improvements on "Parcel A." A note shall be placed on the plat clarifying that the City is not responsible for any maintenance or improvements on Parcel A; or
 - 4.3.2.2 The developer executes an agreement with the City stating that the City will be responsible for ongoing maintenance and repair of the improvements on "Parcel A."
- 4.3.3 The developer submits to the City any document(s) recorded by the salt Lake County Recorder's Office vacating existing easement(s), in preparation for the recording of the final plat.
- 4.3.4 Additional notations/identifiers be included on specific lot(s) or parcel(s) on the final plat that reference applicable "plat notes".
- 4.3.5 A Title Report less than 90 days old at time of recording is provided for City review for all property within the boundary of the subdivision.
- 4.3.6 The final plat is compliant with all applicable City codes and ordinances.
- 4.3.7 The final plat is compliant with all requirements and standards of Salt Lake County.
- 4.3.8 All required fees and bonds are paid to the City. 

4.4 **DISCUSSION:**

- 4.4.1 **Commissioner Wright** referred to the 5' and 5' change in sidewalk and park strip widths, asking what had made that appropriate to do.  **Mr. Spung** said he had referenced that in the Staff Report in accordance with Section 13.21.120(C), which said, "Reduced park strip and sidewalk width may be approved based upon the size, scale, and nature of the project and the type of existing improvements on adjacent properties. However, a ten-foot (10') cross section (5-foot park

strip, 5'foot sidewalk) is a minimum and may necessitate tree planting behind the sidewalk." Staff's general consensus was that was consistent with the adjacent development in that area and is actually a little larger than presently exists on Turnberry Way, which is a 4' wide sidewalk and 4' or 5' wide park strip. 

- 4.4.2 **Commissioner Wright** commented that he assumed the City would be responsible for maintaining the detention area and asked what that would then look like. **Mr. Spung** said at this point he was not sure how that was proposed to be taken care of because the developer is still exploring options with regard to on-going maintenance.
- 4.4.3 **Commissioner Quigley** expressed he did not understand why the City would agree to maintaining that parcel and felt the better option was the establishment of an Home Owner's Association.
- 4.4.4 **Commissioner Wendel** advised that all Commissioners are sensitive to having adequate park strips and sidewalks. That because it is going to be reduced in size, she wondered if the Commission could require additional landscaping to compensate for that. **Mr. Spung** said the applicant would be responsible for the landscape design and that improvements would be made as each lot becomes developed. The present expectation is for decorative rock with grasses and trees. All that will be part of the bond with final subdivision review. As the improvements are completed, the City can release that bond money over time.  That is the expectation, it can be made a specific condition if the Commission so desires but that has been the agreement between the developer and staff to this point. **Commissioner Wendel** said It was pointed out that basically the retention water lot and that other home to the east of it will not have access to 4800 South. Did that mean they will not be able to access 4800 South from the south end of those lots, basically forcing them to use the new road. **Mr. Spung** said that is specific to the driveway location serving that residence, so a driveway would not be permitted along the 4800 South frontage. It is a safety concern because 4800 South is a busy street and there does not need to be more conflict points along that street than necessary. **Commissioner Wendel** said that is why she wanted to clarify that being not just driveway but any other form of access potentially. **Mr. Spung** said that pedestrian access would be allowed but vehicle access would be via Taylorsview Lane which is the north/south public street 
- 4.5 **APPLICANT ADDRESS: Brad Reynolds**, 2500 East Haven Lane.  **Mr. Reynolds** said he would be happy to answer any questions. He addressed the questions relative to the proposed retention pond saying that typically on subdivisions in the past dealing with an HOA typically maintaining areas such as this retention pond means they are neglected and don't receive proper maintenance. Currently he is negotiating with Taylorsville City for compensating them to maintain it. Those negotiations are still on-going as well as those regarding positioning the new road. **Commissioner Burggraaf** added there was a shift in where that road was being configured. 
- 4.6 **SPEAKING:**
- 4.6.1 **Greg McDonough** commented that this is the largest parcel of land in the area. He furnished some photographs to show the Commissioners how bad the site looks today. He explained that is what the view is from his backyard.  He said that access on the road is a very bad situation and was a mistake made by the City at that time. There has been considerable flooding because the City didn't monitor how it was excavated. The back fence is about to fall over, with no footings having been included with that fence. He had a concern that Rocky Mountain Power is asking questions about power poles and he was worried that meant the power lines would not end up being buried. He was concerned that the flooding issues be addressed now because where his property is located

he would get the brunt of it should flooding occur. He liked the idea of having trees here and advised that the previous owner tore down hundreds of trees. He felt the addition of more trees would attract the birds back to this site. He advised that there is a 10" irrigation line already in place in this area, the status of which he wanted addressed by the City during this review.

4.6.1 **Bill Sinclair** 1006 W 4800 S. **Mr. Sinclair** said he grew up on 4800 South and bought a home a couple of spaces down from the area being discussed this evening. That even now he has trouble getting in and out of his driveway because of the amount of traffic and was apprehensive what will happen when these proposed homes are populated. He asked that City Staff keep that in mind when they approve these type plans in the future. He was not in favor of this proposal due to the amount of traffic it will add and the configuration of the lots.  (Mr. Sinclair also submitted an E-mail statement, which is on file in Community Development, which states his concerns with increase in traffic, lack of sufficient parking and insufficient access availability).

4.6.2 **Linda Lynch** expressed concern about traffic on 4800 South as well.  She said she was grateful for the recently installed stop sign because it has helped the situation. She suggested installing speed bumps to further slow-down the traffic. She had concerns about how this was going to affect the irrigation canal. **Mr. Spung** told her it was going to be piped underground and is presently an open ditch. She asked him if there was going to be townhomes included in this proposal and was informed that all units would be single family homes.

4.6.3 **James Anderson**  advised the proposed ingress/egress off of 4800 South is to be just east of his home. His concern was this would impact the amount of traffic considerably and lead to more accidents. He would like that ingress/egress to be moved to the east as far as possible in order to create an additional buffer for the other existing roads (Taylors Ridge and Hidden Cove).  (**Mr. Anderson** also submitted an E-mail statement, which is on file in Community Development).

4.7 **Commissioner Burggraaf** closed the public hearing portion of the meeting and opened it to the Commissioners for discussion or a motion.

4.8 **DISCUSSION:**

4.8.1 **Commissioner Wright** asked if there were a tree requirement checklist in place. **Mr. Spung** advised there is a requirement for trees along the park strip in the public right-of-way. There is not a specific requirement for number of trees required, just says space according to best practices. That is something that the Planning Staff will work on with the developer. Depending on the species of trees they pick determines how far apart they will be spaced. That also includes driveway placement, street lighting, etc. **Commissioner Wright** said he personally would recommend as a condition that trees not be planted in the 5' park strip but to instead place them behind the sidewalk.  He said he would like to hear the City Engineer's perspective on some of these issues. **Mr. White** (City Engineer) advised the issue of moving the ingress/egress further east was a question for the developer but that the City would want it west as far as possible.  **Mr. White** did not feel it was feasible nor practical to move the access further to the east because the roads do not align. **Commissioner Wright** – What distance between roads do we allow?

4.8.2 **Commissioner Quigley** asked Commissioner Wright why he was specifically opposed to having trees in the park strip because he felt a tree lined strip is attractive and safer buffer for pedestrians and **Commissioner Wright** said he felt an 8' width would allow for better growth, including root structures but still didn't like trees in the 5' wide space as proposed as having insufficient room in order to keep

the trees healthy. Commissioner Quigley suggested that perhaps smaller column trees could go in there. 

4.8.3 Commissioner Wendel asked if there were any traffic calming measures that could be employed to control speed, access, etc. Mr. Spung said that trees were, in themselves, calming devices by their presence psychologically. That there is a turn lane on 4800 South which helps in and out of the subdivision. Also on street parking is a deterrent in having people pay more attention and driving more slowly. He suggested that maybe it would help to stripe bicycle lanes. Mr. White suggested adding more center medians, turn lanes and asking the police department to step up patrols in that area might help. Commissioner Wendel thanked Mr. McDonough for the pictures and asked Staff if the power lines for certainty would be buried and if so, by the City or Rocky Mountain Power. Mr. Spung advised he will contact the development team regarding those concerns, including the question posed about preventive measures to prevent/control flooding.  Mr. Reynolds interjected at this point that the power lines will be buried and that his company is working with the power company presently to do so.

4.8.4 Commissioner Willardson asked if a stop light would work there and Mr. White suggested there was no good place to install one at that location. Commissioner Quigley said the problem is the cross streets do not line up and there is no median of two roads. Hidden Cove is west of this and the new road is actually to the east. There could possibly be a traffic light installed at 1175 West, however, is not being proposed at this time. Another factor is the road is so wide that speed bumps would not be effective. Mr. Spung advised all these issues will be addressed at a later time in the process.

4.8.5 Commissioner McElreath  asked Mr. Spung about traffic concerns where it was brought up about a turning conflict point about cars turning right or left. He asked if the City has a traffic engineer on staff and if it would be Ben White looking at what was described by James Anderson in his testimony previously. Mr. White said it is unfortunate that there is no street alignments possible at this location. (the rest of his statement was inaudible on the remote sound recording). Commissioner McElreath's second question was if the power poles were going to be buried or not. Mr. Reynolds was asked to respond to that and said that they would be buried. That they are currently working with the power company to get that taken care of.

4.9 MOTION #1: Commissioner Russell – I move for approval  of File #8S21, a 33-lot residential Preliminary Subdivision Plat for approximately 8.089 acres of real property, as identified, subject to the findings and conditions outlined in the Staff Report (paragraph 4.2 and 4.3 above). Commissioner Burggraaf – Commissioner Russell, do you wish to add the wording “and conditions”? Commissioner Burggraaf – My motion stands as previously stated.

SECOND: Commissioner Willardson

VOTE: Commissioner Quigley – AYE, Commissioner Wright – NAY, Commissioner McElreath – AYE, Commissioner Burggraaf – AYE, Commissioner Willardson – AYE, Commissioner Russell – AYE. Motion passes 6 to 1.

MOTION #2: Commissioner Wright - I would like to add conditions on how we are addressing the park strip issue specifically. Thus far we have not put in any conditions on the park strip. Commissioner Burggraaf – Then this is a motion to reconsider a decision having been made. Is there a second?

SECOND: Commissioner Wendel

DISCUSSION: Commissioner Wright – We haven't put any conditions on the park strip at this time. Staff has stated that at this time they do not need to put a condition on it right now. Commissioner McElreath – Isn't there already a City ordinance regarding park strips to be followed? Commissioner Wright – But is there a City ordinance addressing the topic of water wise landscapes in park strips. It can't be efficiently irrigated unless there is a surface drip. Mr. Spung – Chapter 13.25 deals with landscaping but it is not real specific, but says that irrigation systems are highly encouraged. Generally, Staff informs applicants

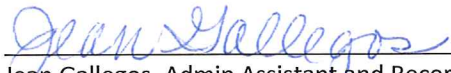
that there must be some type of living plant material included in the park strip and refers them to different groups to help with that decision. There is nothing in the Code that requires specifically xeriscape but Staff generally encourages that direction.

Commissioner Burggraaf asked for a vote on this motion to reconsider their prior decision.

VOTE: Commissioner Quigley – NAY, Commissioner Wright – AYE, Commissioner McElreath – NAY, Commissioner Burggraaf – NAY, Commissioner Willardson – NAY, Commissioner Russell - NAY. Motion failed to pass 6 to 1. Commissioner Burggraaf – The prior decision to approve File #8S21 stands.

ADJOURNMENT: By motion of Commissioner Russell, and second by Commissioner Quigley, the meeting was adjourned at 8:30 p.m.

These Minutes were prepared and submitted by:



Jean Gallegos, Admin Assistant and Recorder for the
City of Taylorsville Planning Commission

Approved in Meeting Held on January 11, 2022.