

ROY CITY PLANNING COMMISSION

April 8, 2003

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on April 8, 2003, at 6:04 p.m.

The meeting was a regularly scheduled meeting designated by resolution. Notice of the meeting was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Larry Peterson, Chairman	Mark Larson, Planner
Doug Allred	Michelle Drago, Secretary
Brad Hilton	
Gennie Kirch	
Roy Watts	
Karlene Yeoman	

Excused: Bill Merx

Others present were: Carl Stegen; Mike Erekson; Gwen Hansen; Wayne Hansen; Cloy Child; Jewelene Child; Brett Richards; Kerry Glover; Loren Glover; Shawn Strong; P. Craig Hansen; Nancy Valenski; Dean Valenski; Robert Fuller; David Williamsen; Denny Faulkner; and Willey Whesler.

Pledge of Allegiance: Commissioner Kirch

1. APPROVAL OF MARCH 11 AND 25, 2003, MINUTES

Commissioner Allred moved to approve the minutes of March 11, 2003, as written and March 25, 2003, as corrected. Commissioner Kirch seconded the motion. Commission members Allred, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

2. APPROVAL OF AMENDED SUBDIVISION PLAT FOR HILLS OF HOMES SUBDIVISION AND APPROVAL OF A REVISED SITE PLAN FOR THE LDS SANDRIDGE SEMINARY LOCATED AT APPROXIMATELY 4595 SOUTH 2075 WEST

Mark Larson stated that in January, the Planning Commission approved a site plan for the LDS Sandridge Seminary and a petition to vacate an easement behind the building. Since that time, an amended subdivision plat for Hills of Homes had been prepared. The

amended plat combined Lot Nos. 13 and 14, on which the seminary building was located, into a new Lot No. 32. The amended plat also showed the realignment of the utility easement. The amended subdivision plat did not dedicate 2100 West or the small street north of the seminary building to the City.

Michelle Drago stated that the City had received a letter from the Weber County School District indicating that they did not want 2100 West or the street north of the seminary building. The City Engineer was preparing the proper documents to have the roads transferred into Roy City's name.

Mark Larson stated that site plan approved in January showed an addition on the west side of the seminary building. Since then, the addition had been scaled back to an entryway and new sidewalk.

Commissioner Allred asked if an easement was necessary for the sidewalk shown on the school district property. Mark Larson didn't feel an easement was necessary for sidewalk.

Mark Larson stated that there were still some utilities in the property purchased from the school district which were not located in the new easement. Those utilities could be moved to the easement or left alone as they were not in the construction area.

The Planning Commission had no further questions.

Brett Richards, architect for the LDS Church, stated that the LDS Church tried to negotiate an easement with the school district for the sidewalk. They decided not to pursue it because the sidewalk would not be handicap accessible.

Commissioner Allred asked where the handicap access would be. Mr. Richards said handicap access would be through the east entrance.

Commissioner Kirch moved to recommend that the City Council approve an amended subdivision plat for the Hills of Homes Subdivision and a revised site plan for the LDS Sandridge Seminary located at approximately 4595 South 2075 West subject to the sidewalk on the school district property being removed from the site plan and the staff's recommendations. Commissioner Watts seconded the motion. Commission members Allred, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

3. CONSIDERATION OF A PETITION FROM ROBERT FULLER TO VACATE A PUBLIC RIGHT-OF-WAY IN THE LULA SUBDIVISION LOCATED AT APPROXIMATELY 4600 SOUTH 3100 WEST

Mark Larson stated that in the fall of 2001, the Planning Commission and City Council considered a proposal from Robert Fuller to amend Walker Estates Subdivision No. 1 to create a third lot. When the staff tried to record the plat amendment, Weber County said the subdivision had to have a new name because a lot was being created. At that time, Mr. Fuller changed the name to Lula Subdivision. When 4600 South in the Masami Estates Subdivision was constructed, the developer constructed the road 4.97 feet north of where the original road right-of-way in Walker Estates was platted. On the east end of 4600 South, in the Parkside Estates Subdivision, 4600 South was platted correctly. When the staff took the Lula Subdivision to the City Engineer for his signature, he discovered that the Lula Subdivision platted over existing right-of-way, which cannot be done. The City Engineer and Weber County Surveyor met to determine the best way to handle the right-of-way problem. They finally decided that Mr. Fuller needed to vacate 4.97 feet of the right-of-way. The additional 4.97 feet needed for the 4600 South right-of-way will be picked up when the Masami property on the south side of the road develops. A public hearing has been scheduled with the City Council on April 15th to consider vacating the right-of-way. The vacation of 4.97 feet of 4600 South reflects that the City is going to move the right-of-way rather than fix the road. The staff recommended that the Planning Commission approve Robert Fuller's petition to vacate 4.97 feet of the 4600 South right-of-way in the Lula Subdivision.

Commissioner Watts moved to recommend that the City Council approve Robert Fuller's petition to vacate 4.97 feet of the public right-of-way in the Lula Subdivision located at approximately 4600 South 3100 West subject to the staff's recommendations. Commissioner Hilton seconded the motion. Commission members Allred, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

4. PUBLIC HEARING TO CONSIDER A PETITION FROM P. WAYNE AND GWEN C. HANSEN TO ANNEX APPROXIMATELY 42.39 ACRES LOCATED AT APPROXIMATELY 3651 SOUTH 1900 WEST

Commissioner Allred moved to open the public hearing at 6:25 p.m. Commissioner Yeoman seconded the motion. Commission members Allred, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

Mark Larson stated that Wayne and Gwen Hansen had submitted a petition asking that 42.39 acres they owned at approximately 3651 South 1900 West be annexed into Roy City with a zone of MP-1. The Hansen property was located between the old D&RG railroad right-of-way and the Union Pacific right-of-way. Another property owner in the same area declined to join the annexation. So a portion of the area would remain unincorporated. The Hansen property was identified for future annexation in the City's Master Annexation Declaration Policy. The Hansen property was contiguous to existing City boundaries. There were existing manufacturing zones to the north and south of the Hansen property. The future land use map in the City's General Plan showed this area with a manufacturing use. Mr. Larson said Wayne Hansen did not have plans to develop this property and was concerned that the current farm use of his property would be lost once it was annexed. At different times of the year, there could be up to 50 pigs and 300 head of cattle on the farm. Mr. Hansen was asking that the current farm and animal use be grand fathered.

Commissioner Allred asked if an agricultural use was allowed in a manufacturing zone. Mark Larson said some agricultural uses associated with a manufacturing use were allowed. Commissioner Allred asked if the grand fathered use could be passed on to another owner. Mark Larson said it could. A grand fathered use remained with the land. Commissioner Allred asked why the Hansen's had asked for a manufacturing zone. Mark Larson stated that their property was located between the two railroad rights-of-way. It was not a good area for a residential use. The City's General Plan identified this as a manufacturing area. Commissioner Allred asked if the Hansen's had plans to develop their property. Mr. Larson said they did not. Commissioner Allred said there did not appear to be any reason to annex the Hansen property. Mark Larson said the Hansen property was part of the City's Master Annexation Declaration Policy.

Wayne Hansen, 3673 South 1900 West, stated that the State planned to extend Hinckley Drive west to Midland Drive. The extension would go right through two of his farms. A representative from UDOT had advised him to get his property in the highest zone he could. That was the reason for his annexation petition and zone request. He did not plan to change the use of his property. If the City would not annex his property, it would remain in Weber County with the same use. Mr. Hansen was concerned that if he annexed, Roy City could come in and give him 24 hours to remove or discontinue a use like it had done to his neighbors to the south. His neighbor had some old vehicles. Mr. Hansen felt Roy City needed to be kinder to people who have lived in the City for a long time.

Commissioner Kirch stated that Roy City did have an ordinance that prohibited abandoned vehicles. She wanted to make sure Wayne Hansen understood that there was a difference between abandoned vehicles and a grand fathered farming use. The City treated old vehicles and farm equipment different than a farming use.

For the benefit of the audience, Chairman Peterson explained the State law regarding annexation and zoning. He asked if there were any comments from the audience. There were none.

Commissioner Hilton moved to close the public hearing at 6:45 p.m. Commissioner Allred seconded the motion. Commission members Allred, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

Commissioner Kirch moved to recommend that the City Council approve a petition from P. Wayne and Gwen C. Hansen to annex approximately 42.39 acres located at approximately 3651 South 1900 West with a zone of MP-1 subject to the current animal use and related farming use being grand fathered. Commissioner Hilton seconded the motion. Commission members Allred, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

5. PUBLIC HEARING TO CONSIDER A PETITION FROM P. WAYNE AND GWEN C. HANSEN, SHAUNNA WASSOM, KEVIN W. HANSEN, SCOTT J. HANSEN, KENNEY C. HANSEN, R. CRAIG HANSEN, AND PAUL K. HANSEN TO REZONE APPROXIMATELY 9.53 ACRES LOCATED AT APPROXIMATELY 3665 SOUTH 1900 WEST FROM RE-20 TO CP-2

Commissioner Watts moved to open the public hearing at 6:50 p.m. Commissioner Yeoman seconded the motion. Commission members Allred, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

Mark Larson stated that the Wayne Hansen family had requested that 9.53 acres they owned at approximately 3665 South 1900 West be rezoned from RE-20 to CP-2. The petition did not include Wayne Hansen's home at 3673 South 1900 West. It would remain RE-20. The City's future land use map showed this area with a commercial use. The staff didn't have any objections to the rezone request from the Hansen family. However, the Zoning Ordinance required a petition for a CP-2 rezone request be accompanied by a development plan. The Hansen family had no plans to develop this property. They had not submitted a development plan. Mr. Larson said the staff had spoken with the Community Development Director, the City Attorney, and the City Manager and determined that Chapter 21 of the Zoning Ordinance needed to be amended to allow rezone petitions to be considered without a preliminary development plan. The staff recommended that the Hansen's rezone petition be tabled until the Zoning Ordinance could be amended. The Hansen's were asking that the agricultural use of this property be grand fathered just like the annexation.

Wayne Hansen stated that his home was not included in the rezone because it was not eligible for the green belt. Chairman Peterson explained what the green belt was.

Chairman Peterson opened the floor for public comments.

Willey Whesler stated that his property was located within 500 feet of the Hansen property. He was concerned about the 30-foot right-of-way that ran along the railroad and stopped at Mr. Hansen's property. If the Hansen property was rezoned, could that right-of-way be used as a future road. Mark Larson said that in order for the 30-foot right-of-way to become an access road it would have to be part of a development plan. He didn't feel the right-of-way would be used for accessibility. If the Hansen property developed, access would be from 1900 West.

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Chairman Peterson stated that the Planning Commission was sympathetic to the Hansen's rezone request. However, without a development plan it would not act on the petition until the Zoning Ordinance was changed.

Commissioner Hilton moved to close the public hearing at 7:01 p.m. Commissioner Kirch seconded the motion. Commission members Allred, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

Commissioner Allred moved to recommend that the rezone petition submitted by the Wayne Hansen family for 9.53 acres located at approximately 3665 South 1900 West be tabled pending amendment of RCO 34-21. Commissioner Watts seconded the motion. Commission members Allred, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

6. CONSIDERATION OF A REVISED SITE PLAN FOR MIKE EREKSON/CAPE COMPANIES FOR THE HEREFORDSHIRE SQUARE COMMERCIAL CENTER LOCATED AT APPROXIMATELY 4450 SOUTH 1900 WEST

Mark Larson stated that Cape Companies had requested that the City approve a revised site plan for Herefordshire Square located at approximately 4450 South 1900 West. The only reason they needed a revised site plan was the planned addition on the northwest corner of the old U&I building. They planned to turn the existing patio into leasable building space. Mr. Larson said Herefordshire Square consisted of Del Taco, the old U&I grocery store, Sparrows, and the multi-use building on Pad A. Some of the current tenants in Pad A were You Can Tan, TVT Television Repair, Shabby 2 Chic, and Allstate Insurance. Cape Companies planned to turn the old U&I grocery store into seven separate retail spaces. The spaces would be accessed from the west and north sides of the building. No specific uses were being proposed at this time. Future tenants would have to apply for individual conditional use permits as this was located in a CP-2 Zone.

Mr. Larson stated that Herefordshire Square was currently short on parking and landscaping. Only about 5% of the site was currently landscaped. Cape Companies was proposing additional landscaping on the east side of the site and additional parking along the northeast side. Even with the additional landscaping and parking, they were still short of the required 10% landscaping and the required 271 parking stalls. The City needed to help Cape Companies find a balance between what was required and what they could provide. Cape Companies was proposing to close the south access on 1900 West and enlarge the north access. They also planned to clean out the catch basin/sump on the northeast corner of the site. The east side of the site drained to the northeast corner. The west side drained to the curb and gutter on 1900 West. Cape Companies did not plan to change the parking layout in the front. Mr. Larson said the staff was concerned about the inadequate landscaping and parking, the architectural inconsistency of the proposed building elevations, and the need for reciprocal parking, access, and drainage easements with the surrounding property owners.

Commissioner Kirch suggested that Cape Companies include a grass berm on the northeast side to separate the new parking from the parking lot on the adjoining property to the north.

Mike Erekson, representing Cape Companies of Ogden, stated that Cape Companies had purchased Herefordshire Square. They had closed down the grocery store. They planned to clean up the site and market it. They realized that the parking and landscaping were short. The parking layout was difficult to change because of the existing light poles. They didn't want the expense of relocating those poles. UDOT had approved their plans to close the south approach on 1900 West and enlarge the north one. Cape Companies planned to revive the landscaping along 1900 West and add more trees. They had added more landscaping along the east property line. The landscaping along the east side couldn't be seen from the street, but it cleaned up the east side of the site. They weren't sure where to add more landscaping. Mr. Erekson said Cape Companies also planned to repair the sump in the northeast corner of the site and overlay the parking lot.

Commissioner Kirch stated that there was a retail space shown on the site plan that had no access. What did Cape Companies plan to do with that area? Mr. Erekson said Sparrows planned to lease that space.

Chairman Peterson stated that the Planning Commission would like to see the landscaping increased as much as possible. He suggested that Cape Companies put a berm and trees along the northeast side.

Commissioner Allred said any landscaping on the northeast side would have to include water ways so that the parking lot to the north could drain to the sump. He suggested that Cape Companies add landscaping islands around the light poles in the parking lot.

Mike Erekson was concerned about landscaping around the light poles because of the expense of running water to them.

The Planning Commission asked if the existing pole sign would be removed or converted to a monument sign. Mike Erekson said Cape Companies planned to keep and use the existing pole sign on 1900 West. The Planning Commission asked what uses Cape Companies was proposing for the seven retail spaces. Mr. Erekson said they were looking at a large retail store, a fitness center, and fast food.

Commissioner Kirch stated that the pole sign made access into Del Taco very tight. She felt the north access on 1900 West should be closed instead of the south access. That would help alleviate access problems for Del Taco.

Mike Erekson stated that the new facade of the old grocery store would consist of stone and stucco. The new facade would affect the north and west sides of the building. They did not plan to change Sparrows. Sparrows was not willing to increase their rent to cover the cost of a new facade.

The Planning Commission was willing to allow less parking in exchange for more landscaping. It suggested that Cape Companies landscape the unused area on the northwest corner of Pad A, close the north access instead of the south access, widen the landscaping on 1900 West south of the entrance, and add landscaping islands around the light poles. They also suggested that Cape Companies fix access to Del Taco and repair the fence along the east property line. The Planning Commission asked that Sparrows be painted to match the color scheme of the old grocery store.

Commissioner Kirch moved to recommend preliminary approval of the revised site plan for Herefordshire Square located at approximately 4450 South 1900 West subject to the staff and engineering recommendations; the Planning Commission recognized that the center was short on parking but asked that the focal point be on landscaping - specifically: add islands to the west light poles, the northwest corner of Pad A, and the northeast property line; that the Sparrows facade be painted to match the color scheme of the building to the north; the building elevations as presented; that the fence along the east property line be repaired; that the entrance to the site be moved further to the south; and that Cape Companies be allowed to proceed with demolition and other maintenance until final approval was received. Commissioner Yeoman seconded the motion. Commission members Allred, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

The Planning Commission took a 5-minute recess.

7. CONSIDERATION OF A SITE PLAN FOR SHAWN STRONG FOR THE STONE EDGE COMMERCIAL CENTER (WESTRIDGE SUBDIVISION LOT NO. 6) LOCATED AT APPROXIMATELY 4655 SOUTH 1900 WEST AND A CONDITIONAL USE PERMIT FOR STORAGE UNITS LOCATED AT APPROXIMATELY 4665 SOUTH 1900 WEST

Mark Larson stated that a few months ago, the Planning Commission considered a rezone request from Shawn Strong for property located at 4655 South 1900 West. Before the City Council could act on the rezone petition, Mr. Strong was required to submit a development plan for the property. Mr. Strong had submitted a site plan that showed six retail commercial spaces along 1900 West and 261 storage spaces. Mr. Larson said the Fire Department was concerned about the lack of fire hydrants for the storage units; the need for a Knox box to be placed at the storage unit entrance; and that the road throughout the storage area be hard surfaced. The open area behind the storage units was shown with gravel. It needed to be hard surfaced, or there needed to be 20 feet of hard surfacing between the light poles and the building. Mr. Larson stated that the staff's major concern about the site plan was the lack of adequate parking for the commercial space. The site plan only had 30 parking spaces. Based on the square footage, 61 parking spaces were required.

Mark Larson stated that in response to the staff's concern, Mr. Strong had submitted a new site plan that afternoon that showed 51 parking spaces. Additional parking had been added on the southeast side of the site. Even with additional parking, the site still had at least 10% landscaping.

Chairman Peterson suggested that employees be required to park in the south parking lot.

Commissioner Kirch was concerned about the metal roofs of the storage units being in close proximity to the overhead power lines. Shawn Strong stated that the buildings were being designed by an electrical engineer.

Commissioner Allred asked about the elevations of the sidewalk. Shawn Strong said that the buildings would be stepped down, but the sidewalk and parking lot would have a gradual slope.

Commissioner Kirch asked what type of fence would surround the storage units. Shawn Strong said it would be 6-foot solid block or concrete in keeping with the rezone requirements. Along the front

he planned to put up a 6-foot wrought iron fence with stone pillars. All of the buildings would have stone along the bottom. He planned to pave the gravel area in the back of the storage units for a fire turn around.

Commissioner Allred moved to recommend that the City Council approve a site plan for the Stone Edge Commercial Center located at approximately 4655 South 1900 West and a conditional use permit for Shawn Strong for storage units located at approximately 4665 South 1900 West subject to the staff and engineering recommendations. Commissioner Kirch seconded the motion. Commission members Allred, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

8. PRELIMINARY AND FINAL APPROVAL OF THE SHAWN STRONG SUBDIVISION
LOCATED AT APPROXIMATELY 4655 SOUTH 1900 WEST

Mark Larson stated that Shawn Strong was proposing to divide the Stone Edge Commercial Center into two separate lots. All of the commercial space would be located on Lot No. 1; the storage units would be located on Lot No. 2. The original subdivision plan included a residential lot to the north. The staff felt Mr. Strong could resolve the problem with a boundary adjustment and recommended that the residential lot be removed.

Michelle Drago stated that the staff report recommended that Mr. Strong's subdivision be tabled because he had not submitted a preliminary subdivision plan. Mark Larson suggested that the Planning Commission consider Mr. Strong's site plan as the preliminary plan.

Commissioner Hilton moved to recommend that the City Council grant preliminary and final approval of the Shawn Strong Subdivision subject to staff and engineering recommendations and that Mr. Strong file a proper preliminary subdivision plan prior to the subdivision being forwarded to the City Council. Commissioner Watts seconded the motion. Commission members Allred, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

9. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT AND SITE PLAN FOR LOREN AND KERRY GLOVER FOR A TEEN DANCE CLUB LOCATED AT APPROXIMATELY 5301 SOUTH 1900 WEST

Commissioner Hilton moved to open the public hearing at 8:48 p.m. Commissioner Yeoman seconded the motion. Commission members Allred, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

Mark Larson stated that Loren and Kerry Glover were requesting approval of a conditional use permit to open a teen dance club at 5301 South 1900 West. No alcohol would be involved. The building and all site improvements were existing. The site had 73 parking spaces, but no landscaping. All of the storm drainage went into two catch basins on the southwest corner of the parking lot. The storm drainage was a sump-type system and needed to be cleaned and maintained. There was a discussion about the landscaping being grandfathered.

Mr. Larson said the petitioners did not plan to change the building interior. The main entrance would be on the south side. The Police Department had asked that there be two accesses to the building. The Fire Department had submitted a memo stating:

"The proposed change of use of this building from a tavern to a dance hall will change the use to a class A-2. This means that the building will need to be upgraded to the current IFC standards. The standards state that if the square footage is 5000 square feet, or the occupancy is 300 or more, the building must have a fire suppression system installed. The exiting may need to be improved to meet the current code. The lighting and electrical will also need to be addressed."

The Fire Department's memo meant the building would have to be sprinkled. If Mr. Glover wanted to challenge the Fire Department, he would have to hire an outside inspector. Mr. Larson said signage also needed to be addressed.

Loren Glover, 4656 South 3950 West, felt the community had been looking for this type of use. He did not plan to change the building. They would unlock the north door for exit purposes only. They had taken out an interior bar area to leave more room.

Commissioner Kirch asked how the Glover's planned to control the age limit. Mr. Glover said the club would be open to all ages. The minimum age would be 14.

Loren Glover asked if he would be responsible to enforce the City's curfew. Chairman Peterson said Mr. Glover would have to address that question to the Police Chief and City Attorney.

Commissioner Kirch asked what the hours of operation would be. Loren Glover said he planned to be open for games and billiards during the day. He would probably close at 1:00 a.m. on Friday and Saturday. On week nights he would close earlier. He planned to ID everyone, and everyone would have to pass through a metal detector. He would not allow alcohol or tobacco.

Chairman Peterson asked about security arrangements. Mr. Glover said security would be handled by themselves or a hired individual.

Commissioner Kirch asked about beverages. Loren Glover said they planned to sell soft drinks dispensed in cups or in bottles along with hot dogs.

Chairman Peterson asked about the maximum occupancy requirements. Mark Larson said that would be determined by the Building Official and Fire Marshall.

Commissioner Kirch asked if they planned to bring in outside bands. Mr. Glover said they did. They also planned to have band contests. Commissioner Kirch expressed concern about bands bringing in elements such as pyrotechnics and laser lights.

The Planning Commission expressed concerns about the maximum occupancy load, how the fire suppression system and electrical changes would be handled, enforcement of the City curfew in a mixed age setting, and signage.

Loren Glover stated that he planned to use the sign on top of the building. He only had seating for 80 to 100 people. Kerry Glover said they had thought about signs on the side of the building. Chairman Peterson said all signage would have to meet the Sign Ordinance.

Commissioner Kirch asked how they planned to handle an overflow crowd.

There were no public comments.

Commissioner Watts moved to close the public hearing at 9:19 p.m. Commissioner Yeoman seconded the motion. Commission members Allred, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

Commissioner Allred moved to recommend that the City Council approve a conditional use permit and site plan for Loren and Kerry Glover for teen dance club located at approximately 5301 South 1900 West subject to the staff's recommendations; that the building be brought up to meet the minimum IFC and IBC standards; the recommendations of the Fire Marshall; and that no pyrotechnics will be allowed in the facility. Commissioner Yeoman seconded the motion. Commission members Allred, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

10. ADJOURN

Commissioner Allred moved to adjourn at 9:22 p.m. Commissioner Kirch seconded the motion. Commission members Allred, Brown, Hilton, Kirch, Peterson, Watts, and Yeoman voted "aye." The motion carried.

Larry Peterson
Chairman

Attest:

Michelle Drago
Secretary

dc:parp803