

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
JULY 9, 2019

FINAL

Commission Chair Ted Knowlton called the meeting to order at 6:32 p.m. and Stephen Garn led those present in the Pledge of Allegiance.

PRESENT: Commission Chair Ted Knowlton
Commissioner Stephen Garn
Commissioner Kent Kirkham
Commissioner William Ward
Commissioner Brandon Tucker
Commissioner BreAnna Larson
Commissioner Natalie Gordon

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Kate Werrett, Planner; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Mario Lopez, Salsa's Catering; Carl Rupp, applicant; Jack Rubin, Alex Iorg, Wholesome Ag; Dee Lalliss, Scott Allen, Stan Porter, residents; Dave Newton, applicant; Jordan Atkin, TAG SLC.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF SUBDIVISION CONCEPT PLAN APPROVAL FOR TAG ORCHARD A TOWNHOME DEVELOPMENT LOCATED AT 142 SOUTH ORCHARD DRIVE, TAG SLC, APPLICANT

Sherrie Llewelyn reported that the Planning Commission tabled this item on June 11, 2019 to give the applicant the opportunity to address concerns related to the layout and the proximity of the units to guest parking. The property, which is currently zoned RM-20, allows for multi-family dwellings at 20 units per acre as a conditional use. The previous concept plan included 27 townhome units; however, due to the dedication of the right of way at 959 square feet the base density is now 26.62 units. This is based upon the density requirements, which are a minimum lot area of 7,000 square feet for the first unit and an additional 1,900 square feet for each additional unit.

The applicant also rearranged the number of units in several of the buildings and the layout of the buildings. This provided additional driveway area for units 10-13 and added additional guest parking spots. This will be platted as a for sale project.

Sherrie Llewelyn showed examples of the two and three story buildings. She said the units along Orchard Drive would be two story at the street and three stories in the rear with the garage. Mrs. Llewelyn then explained that there was a 20 foot drop in elevation from Orchard Drive to the back of the property so the main private street would be a 10% slope for the longest portion of its run.

The standard setbacks under the RM-20 zone are 25 feet for the front, 8 feet for the side (for a total of 20 feet) and 20 feet for the rear setbacks. Under the PUD subdivision the Planning Commission would determine the required setback and may vary from the standard. The proposed layout has a front setback of 15 feet from Orchard Drive after the dedication of 4.5 feet to complete the required 66 foot right of way width. The layout also includes a five foot sidewalk, 6 foot side yard setbacks, and a setback distance from the building to the curb of 22.5 feet. The layout would meet the minimum rear yard setback. As the proposed curb and side yard setbacks are less than the standard the applicant is requesting a variance from the Commission. The maximum height for the RM-20 zone is 35 feet with no maximum number of stories. Under the PUD subdivision the Commission would determine the maximum height if it varied from the standard. The proposed townhomes facing Orchard Drive would be two stories with a pitched roof for a total height of 29 feet. The downhill side of the units would be three stories with two stories at the front door and three stories on the downhill garage side. The middle three buildings would be three stories with a maximum height of 39 feet.

The Development Review Committee (DRC) recommends approval of the concept plan with the findings that the proposed development meets the minimum standards for a PUD subdivision and the Planning Commission has the authority to authorized standards and requirements including lot area, width, yard, height and coverage. As well as the conditions that the Commission approves that the minimum setback standards shall be varied per the ordinance with a 15 foot front setback, a 20 foot rear setback, and a 6 foot side setback and that the Commission approves a variation for a maximum height of 39 feet.

Sherrie Llewelyn reported on coverage, landscaping, and parking. She said that the coverage for the site was 32% with the maximum coverage in the zone by buildings was 50%. The proposed landscaping was 15,194 square feet of 27% of the site, which meets the 10% minimum requirement. The required parking was 2.25 parking spaces per unit with one stall per unit to be covered. Each of the proposed townhomes have a two car wide garage providing 52 parking spaces. Eleven guest parking spaces were proposed; however, the proximity of the guest parking could not be proportionally distributed due to the topography of the site.

As the subdivision and PUD ordinances did not require provisions for amenities, no amenities have been proposed. Two written comments have been received by staff with concerns related to density, storm drainage, and a retaining wall. Staff discussed drainage and retaining concerns with the adjacent property owner and will review the final plans to ensure the situation is addressed.

Commissioner Gordon asked what would occur if the Planning Commission did not grant an exception to the setback requirements. Sherrie Llewelyn replied that the parking would most likely be affected but the same density could be maintained.

Jordan Atkin, TAG SLC, commented that he appreciated the collaboration on the project with staff.

Chair Knowlton said that there was a development north of this project where the front doors were not at street level. He asked if there would be a significant grade change for this project as well. Jordan Atkin replied that they wanted an engaging street face so residents would be able to walk right into the front door of units facing the street with no change in elevation.

Sherrie Llewelyn showed the elevations, which showed two stories on the front and three stories on the rear as this was also a concern for staff.

Chair Knowlton asked if there needed to be a condition to ensure that the buildings were built according to the proposed elevations. Sherrie Llewelyn responded that the civil drawings would provide that assurance as well as restrictions based on the topography of the site.

Commissioner Gordon asked if the CCRs could state that residents were not allowed to park in the visitor parking stalls. Jordan Atkin replied that this was an appropriate request they would place in the CCRs.

Sherrie Llewelyn commented that there was the potential for no parking signage along Orchard Drive in the future but suggested that there be a condition for signage to designate visitor parking stalls.

Chair Knowlton asked what the gray colored material shown on the elevations would be. Jordan Atkin replied that it would be EIFS or an upgraded type of stucco but said they were still determining exterior materials.

Chair Knowlton clarified that the applicant had requested variances, which the Planning Commission could allow or deny.

Commissioner Kirkham said that his question was related to whether approving the setback variance would change the overall density of the project.

Commissioner Gordon commented that she would like to see fewer units but felt that the Commission could approve the setback variance to maintain the proposed parking stall amount.

Commissioner Larson clarified that the setbacks would be 22 feet from the curb with a 15 foot front setback and a 5 foot sidewalk.

Commissioner Gordon moved move that the Planning Commission recommends to the City Council approval of the concept plan for Orchard Drive Townhomes PUD, located at approximately 142 South Orchard Drive with the following findings and conditions:

Findings:

- 1) **The proposed development meets the minimum standards for a PUD Subdivision in the RM-20 Zone, including lot size, density, landscaping, parking, and building coverage;**
- 2) **The Planning Commission has the authority to authorize standards and requirements for PUD Subdivisions which may include lot area, width, yard, height and coverage**

Conditions:

- 1) **The Planning Commission hereby approves that the minimum standards shall be varied per the PUD ordinance provisions for property setbacks as follows: Front-15 feet, Rear-20 feet, and Side 6 feet;**
- 2) **The Planning Commission hereby approves that the minimum standards shall be varied per the PUD ordinance provisions for maximum height of 39'; and**
- 3) **That the four center parking spots be signed as guest only/no resident parking.**

Commissioner Garn seconded the motion.

Commission Larson asked for clarification on the 39 foot variation and if it was only for the middle buildings. Sherrie Llewelyn replied that this was correct.

Commissioner Gordon amended her motion so that condition 2 would read "The Planning Commission hereby approves that the minimum standards shall be varied per the PUD ordinance provisions for maximum height of the middle three (3) buildings will all be three stories with a maximum height of 39 feet (as indicated in the staff packet)"

Commissioner Ward seconded the amended motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

3. CONSIDERATION OF A SUBDIVISION CONCEPT PLAN APPROVAL FOR LAKE VIEW PUD, INCLUDING A CONDITIONAL USE PERMIT FOR A FLAG LOT, FOR A 3 LOT SUBDIVISION AT 824 EAGLEPOINTE DRIVE, CARL RUPP, APPLICANT

This item was postponed until later in the meeting as the applicant was not yet present.

4. CONSIDERATION OF AN AMENDMENT TO THE GENERAL DEVELOPMENT PLAN FOR WILLIAMSBURG LUXURY APARTMENTS LOCATED AT 256 SOUTH HIGHWAY 89, RELATED TO ARCHITECTURAL DESIGN AND MATERIALS, PENDLETON CONSTRUCTION

Sherrie Llewelyn reported that the Planning Commission had made a favorable recommendation to the City Council for the final zone change and development agreement on June 11, 2019. The developer has now requested to amend the General Development Plan in relation to the architecture. She explained that this project was originally proposed by a different developer and the new developer has retained their own architect due to the cost of the original architectural firm. They will use the same footprint and layout of the previous approvals.

The City Council reviewed the new architectural proposal and requested that the Planning Commission review and make a recommendation. The previous buildings were colonial inspired with red/brown brick, white stone, and gray and white stucco. The proposed architecture has a more modern design with tan brick, gray stucco and charcoal colored cast stone. The five story buildings will have four residential floors with the lower level as covered parking. The majority of the units will have individual balconies. There will also be entrances on the ends to connect to the sidewalk for the bus stop on the north and the surface parking on the south.

The DRC recommends approval of the amendment related to the architectural change with the conditions that the site plan drawings be amended to include the north and south walkways and all the conditions from the previous recommendation on the final zone change.

Commissioner Garn moved that the Planning Commission recommend to the City Council the approval of the amendment to the General Development Plan for Williamsburg Luxury Apartments at 256 South Highway 89 with the following conditions:

- 1) **The site plan drawings be amended to include the walkways from the north and south building entrances to the bus stop on the north and the surface parking on the south; and**
- 2) **All other conditions of the previous recommendation on final zone change, development agreement, and site plan approval shall be met.**

Commissioner Gordon seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

The Planning Commission conducted an informal poll and found that the majority of the Commissioners were in favor of the new architecture.

5. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR WHOLESOME AG., A CANNABIS CULTIVATION FACILITY AT 501 WEST 900 NORTH, DJ SCHANZ, APPLICANT

Kate Werrett reported that Wholesome Ag. LLC, had requested to open an indoor agricultural cultivation business to be located at 501 West 900 North. This use would be a conditional use under "Crop Production" in the MD Zoning District. There will be approximately 10-15 employees at this location with no onsite retail sales. The crop which will be grown is cannabis or medical marijuana. The building will be divided into two areas with 16,404 square feet to be used for plant cultivation and 6,746 square feet for office space. Wholesome Ag. LLC intends to be discreet regarding their product and intends to use this site for cultivation and will likely add processing in the future. Staff has not identified any issues with locating this business at the location requested.

Wholesome Ag. LLC has submitted their application to the State of Utah Department of Agriculture and Food to grow medical marijuana for medicinal uses. Approval and license receipt from the State is required to legally grow the crop in the Utah and is governed by Administrative Rule R68-27. This rule requires the following: submittal of an operating plan with floor plans outlining areas of cultivation, drying, processing, and packaging, various security measures including, alarm system, continuously recording video surveillance with high resolution, security controlled areas, lighted access areas, security logs and ID badges, inventory control systems to follow plants through all phases of production, background checks for facility agents and registration cards, maintenance of material safety data sheets (MSDS) for all pesticides, fertilizers or other agricultural chemicals, along with safe storage and use protocols, transportation manifest control systems, minimum requirements for storage and handling of cannabis, standards for cannabis waste disposal plan, notification and approval of any change in operation plans, renewal requirements, and violation penalties.

Kate Werrett then said that due to the odors associated with the cultivation and processing of the crop, the DRC recommended a carbon scrubber, which filter the air before it is released outside the building, be required or similar odor control system be installed.

The DRC recommended approval with five conditions including: confirmation of a state license prior to business license approval, submission of the State accepted security plan, submission of a letter from South Davis Sewer District confirming approval of discharge into sewer from cultivation operation prior to business license approval, final approval of fire marshal, and installation of odor control system such as a carbon scrubber or other acceptable device approved by the building official.

Commissioner Gordon asked how much water and what type would be needed. Alex Iorg, Wholesome Ag, replied that Phase 1 would require 300 to 500 gallons per day. He said that they would utilize reverse osmosis water purification system and gather runoff water as well. Mr. Iorg said that if they were awarded one of the ten State licenses they would expand and at full build out it would be 1,500 to 2,000 gallons per day but they would not water every day.

Commissioner Garn asked if the plants would be in grow boxes. Alex Iorg replied that they would be grown as single plants in individual containers.

Commissioner Ward asked what the current building was used for. Alex Iorg responded that it was a heating and air company.

Commissioner Gordon asked when they would know whether they were given one of the ten licenses. Alex Iorg replied that the State received more applications than expected so it may be the end of July.

Commissioner Tucker asked what was attractive about this facility. Alex Iorg replied that this site was ideal due to the proximity to Salt Lake, the size of the building, and that it was a standalone building.

Commissioner Ward spoke on the condition for the odor control system/carbon scrubber. Alex Iorg said this was common for the type of business.

Commissioner Garn asked if it was the plant or the drying process that produced the smell. Jack Rubin replied that it was a fragrant plant.

Alex Iorg commented that they would most likely not process the plant at this location due to the space and layout of the building. He said that processing could create a potent smell.

Commissioner Ward asked about the target date for operation. Jack Rubin replied that the State would like product to be available by the first quarter so if a license was awarded they would begin renovation right away. This would include constructing partitions, lighting, irrigation, security, etc.

Commissioner Kirkham asked what type of security would be used. Jack Rubin replied that there would be 24 hour video surveillance, pass cards, etc. He said that security is a high priority as it took a good amount of capital to start the business. Mr. Rubin also explained that a security breach could put the license in jeopardy.

Commissioner Kirkham asked about the cultivation process. Jack Rubin responded that the product would be grown, trimmed and dried on site. He said the extraction process would be outsourced.

Commissioner Ward asked about Jack Rubin's background. Jack Rubin replied that he had been involved in cannabis cultivation and processing in Connecticut since 2013.

Commissioner Larson disclosed that she was related to the applicant, DJ Schanz, but did not feel this influenced her decision.

Commissioner Ward moved that the Planning Commission approve the conditional use permit for Wholesome Ag. LLC located at 501 West 900 North subject to the following conditions:

- 1) Confirmation of a state license prior to business license approval;**
- 2) Submission of the State accepted security plan;**
- 3) Submission of a letter from South Davis Sewer District confirming discharge into sewer from cultivation acceptable prior to business license approval;**
- 4) Final approval from the fire marshal;**
- 5) Installation of odor control system such as a carbon scrubber or other acceptable device approved by the building official.**

Commissioner Tucker seconded the motion.

Commissioner Kirkham asked if this would be a gated facility. Jack Rubin replied that there would be no exterior gate.

The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

6. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR AN ELECTRONIC SIGN AT SALSA'S CATERING 890 NORTH 500 WEST, MARIO LOPEZ, APPLICANT

Kate Werrett reported the City Code permitted staff to review and approve sign permits, except for any conditional use elements within the application. Salsa's Catering has submitted a sign permit application, which includes an electronic message center, which per 10-4-13 of the City Code is a conditional use. This conditional use permit would only be addressing the message center component of the proposal. Currently, Salsa's Catering has a window decal sign for their business and intends to improve their storefront by adding a wall sign with a proposed message center component. To increase visibility, the wall sign will be located on the northern portion of the west facing wall. Located at 890 North 550 West, Salsa's Catering is within the Manufacturing Distribution (MD) and S-3 Sign Overlay zones.

The new sign will include four separate components with a combined area of 87.8 square feet, which is below the maximum allowed area. The sign will take up roughly 13% of the Salsa's

Catering front façade, which is below the 30% maximum. The City Code provides specific requirements for electronic message centers, which align with industry standards and include that the electronic sign area shall not exceed 75% of the total sign, the duration of changing sign copy shall be at minimum 8 seconds with transitions no longer than 3 seconds, and an electronic message sign shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions. The proposed message center portion area would be 30.9 square feet or 54% of the total size area. The DRC recommends conditioning approval on the incorporation of the items above.

The DRC recommends approval with four conditions including issuance of a sign permit from the City's Building Department prior to message center installation, that the sign is equipped to ensure that the light emission does not exceed 0.3 foot candles above ambient light as measured 55 feet from the display, that a photocell on the sign detects ambient light levels and adjusts the display intensity automatically, and that the duration of changing sign copy shall be at minimum 8 seconds, with transitions no longer than 3 seconds.

Commissioner Gordon asked if food was served on site or if this was only a catering company. Mario Lopez, Salsa's Catering, replied that they would like to start serving food on site again. He said that the owner had been in business at this location for 15 years and was just now getting a sign.

Commissioner Tucker asked if these types of applications could be approved by city staff instead of the Planning Commission. Kate Werrett replied that this would require a change to the City Code.

Sherrie Llewelyn commented that previously there was not an allowance for electronic message boards. Electronic signs were now allowed as a conditional use. She suggested that if the Code were updated, staff may be able to approve these types of signs as long as they were not adjacent to residential use.

Commissioner Kirkham moved that the Planning Commission approve the conditional use permit for an electronic message center sign at Salsa's Catering located at 890 North 550 West subject to the following findings and conditions:

Findings:

- 1) **The sign is located more than one hundred feet from any dwelling.**

Conditions:

- 1) **The sign is equipped to ensure that the light emission does not exceed 0.3 foot candles above ambient light as measured 55 feet from the display;**

- 2) A photocell on the sign detects ambient light levels and adjusts the display intensity automatically;
- 3) Electronic sign area shall not exceed 75% of total sign;
- 4) Duration of changing sign copy shall be at minimum 8 seconds, with transitions no longer than 3 seconds;
- 5) A sign permit be issued by the City's Building Department prior to installation of a message center sign.

Commissioner Gordon seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

7. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A DUPLEX AT 379 EAST ODELL LANE, DAVE NEWTON, APPLICANT

Kate Werrett reported that Dave Newton, the new property owner of 379 Odell Lane, had requested that the residential property be recognized by the City as a duplex. Duplexes are a conditional use listed as a "two-family dwelling" in the RM-7 zone. She said that it was likely that when Odell Lane was annexed into North Salt Lake in 1994, the residence already had this accessory dwelling unit. Section 10-6-5 of the City Code notes that for parcels with two to four residential units, two parking stalls per dwelling unit with a minimum of one covered space per unit are required. The DRC recommends conditioning approval on this parking requirement.

Commissioner Ward asked about the difference between a duplex and an accessory dwelling unit. Kate Werrett explained that as a duplex the property owner would not be required to live onsite.

Sherrie Llewelyn commented that there was not a way to prove a previous conditional use or building permit that the second dwelling legally existed previously so this action would provide a legal record that it does exist and the owner could continue that use legally.

Chair Knowlton asked if the site met the lot size requirement for a duplex. Sherrie Llewelyn replied that as it was over 8,500 square feet it did meet the requirement.

Dave Newton, applicant, commented that there was a one car garage with an additional carport and asked if this would meet the requirement. Sherrie Llewelyn replied that the requirement was one covered space per unit so this would meet the requirement.

Commissioner Gordon moved that the Planning Commission approve the conditional use permit for a duplex located at 379 Odell Lane subject to the following condition:

- 1) A minimum of two parking stalls per dwelling unit with a minimum of one (1) covered stall per unit be provided.

Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

8. CONSIDERATION OF A SUBDIVISION CONCEPT PLAN APPROVAL FOR LAKE VIEW PUD, INCLUDING A CONDITIONAL USE PERMIT FOR A FLAG LOT, FOR A 3 LOT SUBDIVISION AT 824 EAGLEPOINTE DRIVE, CARL RUPP, APPLICANT

Sherrie Llewelyn reported that these three existing lots, located above the landslide area, were previously owned by Jacobson and Carter. Carl Rupp was able to purchase all three properties and would like to develop them. The properties, which are zoned R1-10, are in the sensitive lands overlay zone which would require a geologic hazards study.

Mrs. Llewelyn showed the layout for three lots including a flag lot, which is a conditional use. All the lots meet the minimum lot size of 10,000 square feet with lot 1 at .575 acres, lot 2 at .626 acres, and lot 3 at 2.144 acres. Per the ordinance flag lots are only permitted with several requirements including that the design of a flag lot requires that stem/staff of the flag have direct frontage onto a public street of a minimum of 30 feet and a maximum length of 150 feet, that the building portion of the lot must meet the minimum lot size of the zone, the lot must be a similar shape of the adjacent lots, all required minimum setbacks for the building portion of the lot are those of the zone, etc.

Staff sent notices to neighboring property owners within 300 feet giving them a 14 day public comment period. The City manager did receive comments from the oil and gas line companies who were not in favor of this development.

Sherrie Llewelyn commented on the proximity to the landslide and said that the City's Geologic Hazards Ordinance required that the applicant obtain concept plan approval before obtaining geologic hazard studies. She said the geotechnical studies would show a certain setback requirement from the landslide, preservation of existing vegetation, drainage requirements, etc.

The DRC recommended approval of the requested concept plan for a three lot subdivision with the three conditions including that approval of a geotechnical study prior to submission of a preliminary plan application, that the staff portion of lot 3 must be increased to the minimum width requirement of 30 feet and the submission of slope analysis demonstrating building envelopes for each lot of at least 5,000 square feet with a slope under 30%.

Sherrie Llewelyn showed an aerial view of the properties with proximity to the landslide and the existing road to those present.

Commissioner Kirkham asked if the gas and oil companies specified why they were against this development. Sherrie Llewelyn replied that the gas line did not go through this property. She said that they were against hillside development in general.

Sherrie Llewelyn commented that a settlement had been reached regarding the landslide lawsuit.

Carl Rupp, applicant, commented that there were several lots closer to the landslide but he had pulled back and was a good distance from the slide.

Commissioner Kirkham asked if there was a significant elevation change from the church parking lot to where the home would be located. Sherrie Llewelyn replied that there was an elevation change but it was not significant.

Commissioner Larson asked if Mr. Rupp would occupy the home to be built on the property and who would maintain the private drive. Carl Rupp confirmed this was accurate and he would manage the drive.

Commissioner Gordon commented that while she was opposed to flag lots that this proposal made sense.

Commissioner Garn move that the Planning Commission approve the conditional use permit for a flag lot and recommend approval to the City Council the concept plan for Lake View Subdivision, a three lot subdivision at 824 Eaglepointe Drive subject to the following conditions:

- 1) Approval of a geotechnical study required by Title 10, Chapter 12 of the Land Use Management Code, prior to submission of a preliminary plan application;**
- 2) The staff portion of lot 3 must be increased to the minimum width requirement of 30'; and**
- 3) Submission of slope analysis demonstrating building envelopes for each lot of at least 5,000 square feet with a slope under 30%.**

Commissioner Tucker seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

**9. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
PLANNING COMMISSION**

Sherrie Llewelyn reported that the City Council did not have a meeting on July 2nd. She said their next agenda would include a discussion on the form based code, the General Plan, and the Town Center master plan. Other agenda items included phase 2 of The Winnie, the Orchard

Townhomes, the concept plan for Lake View PUD, the golf course management proposal, and potentially the Williamsburg Luxury Apartments.

Commissioner Kirkham asked about the golf course. Sherrie Llewelyn replied that an open house was being held at the golf course as the City was considering leasing the golf course to a management company.

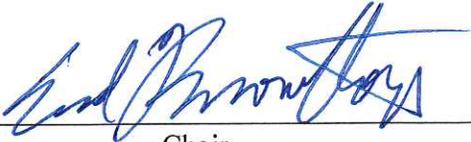
10. APPROVAL OF MINUTES

The Planning Commission meeting minutes of June 25, 2019 were reviewed and approved.

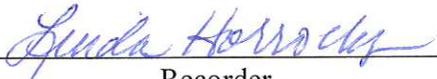
Commissioner Larson moved to approve the Planning Commission meeting minutes from June 25, 2019. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

11. ADJOURN

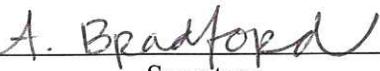
Chair Knowlton adjourned the meeting at 7:53 p.m.



Chair



Recorder



Secretary