

Adopted Minutes
Spanish Fork Planning Commission
May 5, 2004

Agenda Review at 6:30 p.m. by Mr. Pierson

Chairman Thad Jensen was not present as he was participating in the American Legion activities for the 1457th National Guard Combat Engineering Unit. Assistant Chairman Paul Bradford will preside.

Chair Bradford called the meeting to order at 7:00 p.m.

Commission members present: Assistant Chairman Paul Bradford, Thora Commissioner Shaw, Ted Scott, Del Robins and Chris Wadsworth, City Council Representative.

Not present: Chairman Thad Jensen.

Staff Members present: Richard Heap, City Engineer/Public Works Director; Emil Pierson, City Planner; Christina Cope, Secretary

Citizens Present: David Olson, Carl Bowcut, Darwin L. Thomas, Clyde L. Hone, Dixie Hone, Ben Schofield, Julie Schofield, Wendy Johnston, Carl Johnston, Carol W. Hallam, Dennis Carter, Corbin Carter, Marla Adams, Steve Adams, Andrea Allen, Krista Fuhriman, John Olsen, Doug Huntsman, Keri Huntsman, Kimberlie Kerswell, Robert Pittelli, Rowland Denison, Don Baum, Bill Fairbanks, Iralee Pace, Marden Pace, and Allen Evans.

Commissioner Robins led the Pledge of Allegiance.

Commissioner Wadsworth made a **motion** to approve the minutes of the April 7 Planning Commission with changes as noted. Commissioner Scott **seconded** and the motion **passed** with a unanimous vote.

Commissioner Robins made a **motion** to enter into Public Hearing. Commissioner Shaw **seconded** and the motion **passed** with a unanimous vote.

Public Hearing

Pace Conditional Use Permit - Accessory Apartment

Applicant(s): Iralee Pace

Location: 735 East 300 North

Mr. Pierson reviewed the details of the agenda and the criteria for the CUP. The utility office must be notified of the accessory apartment and impact fees apply.

Commissioner Wadsworth asked if the parking area was sufficient for four cars. There must be adequate room to park the vehicles side-by-side, not in tandem. Mrs. Pace proposed parking at a 90-degree angle. Possible parking arrangements were detailed. Mrs. Pace stated that Chris Thompson assisted her in reviewing parking layouts.

Mr. Pierson provided pictures of the location. There is a four-foot high chain link fence. Commissioner Robins asked the applicants if they have spoken with the neighbors about the parking. Mr. Pace responded that they have not. Commissioner Robins replied that when he visited the site the parking seemed tight and the space may not be sufficient.

Commissioner Shaw agreed that there might not be adequate space. Mrs. Pace stated that two cars could be parked in the garage and two outside. Mr. Pierson stated that a 10x18 foot area is sufficient for parking. Commissioner Shaw asked if the applicants objected to rear parking. They do not.

Mrs. Pace stated that she was told that 9.5 feet from the front setback was needed for parking. Mr. Pierson replied that this is for angled parking. Ten feet is needed for a straight driveway.

Ben Schofield-310 North 700 East-owns the home to the west. The applicants have not spoken with them about this application. Regardless of the parking arrangement, there is not adequate space. The stairs to the main entry deduct from the available parking space. The Schofield's have shrubs and plants along the fence but they are not mature. Headlights from the vehicles will shine into the Schofield's home.

Mr. Schofield is also concerned about drainage as the grade from the driveway to his lawn drops two feet. The Schofield's want a six-foot masonry wall for safety and privacy. Mr. Pierson stated that a six-foot wall would be allowed where the parking would be located. The grade is even at the sidewalk, but increases further into the property to four feet at Carol Hallam's property line.

Julie Schofield-310 North 700 East-stated that the Pace's were previously renting the basement as an apartment and it was a nuisance to the neighbors. Parking is an ongoing problem. The applicants currently park against the fence, comparable to what is being proposed. More tenants cause stress to the whole neighborhood. She does not want the property sold to a landlord who will neglect the property. The Schofield's property will be depreciated by a multi-family dwelling. The other homes surrounding this one are single-family dwellings. The current residents will be negatively impacted.

Wendy Johnston-291 North 700 East- agrees that the neighborhood will be negatively impacted. There is a home next to her that has become a triplex dwelling with too many vehicles. Non-existent landlords have become a trend in the neighborhood. The Johnston's have had their home appraised and were told that their values depreciated due to the triplex next door, higher density in the area, and the group home on 800 North 700 East. She stated that this area of town needs assistance to be revitalized.

Dixie Hone-345 North 700 East-agrees with the comments made about parking. Small children would likely move into the rental and would be in danger with more cars being parked there. When the Pace's rented their basement previously, cars were parked on the lawn.

Mr. Pierson read comments from two residents who could not attend.

Opal Hallam-686 East 400 North-does not want another apartment in the neighborhood.

Ralph McKenzie-325 North 700 East-said that there are too many basement apartments now.

Carol Hallam-330 North 700 East-said the Pace's lot affects her property as their lots meet in the back. She agrees with keeping the home a single-family dwelling. She asked the Commission to carefully consider the current neighbors. Mrs. Hallam agrees with the comments related to parking. Rear parking would significantly impact her.

Commissioner Shaw stated to the applicants that they have been using the basement as an apartment without proper approval. Mrs. Pace replied that she believed that it was permissible according to the zoning. Once she realized they were in violation the occupant moved out within six months.

Mr. Pace stated that he also has studied the neighborhood. The Schofield's were aware of the zoning when they bought house. There are currently several multi-family dwellings in the area. An accessory apartment will not affect the neighborhood as values have already decreased. They are using the legal route to approve the apartment while other homeowners do not.

The utility restriction was discussed. Applications for a CUP or building permit will not be accepted for new units. This is an existing unit that does not require a new building permit.

Mr. Pace said that they were aware that this property was zoned for accessory apartments at the time of purchase. They will make accommodations for the zoning and the neighbors can do the same. The home will still look like a single-family dwelling.

Chair Bradford acknowledged the concerns regarding a multiple-family dwelling and stated that if it meets certain requirements, it is a legal apartment.

Commissioner Robins stated that at approximately 8:00 p.m. the Commission would recess to acknowledge the return of the 1457th National Guard Unit.

Mrs. Hone asked if there is a moratorium on this type of apartment. Commissioner Robins stated that this application was made prior to the cap. Commissioner Shaw stated this is not a moratorium. A moratorium is set for six months. This restriction has no time frame.

Commissioner Robins stated that he has personally looked at the parking and the space is insufficient. Commissioner Wadsworth asked Mr. Pierson for his evaluation. Mr. Pierson replied that he reviewed the existing trees and fence, which provide a barrier. He stated that Mr. Thompson reviewed it and said that it meets the criteria. He reminded the Commission that this is a Public Hearing. It provides the opportunity for the Planning Commission not only to review the rules, but also to hear how the residents are affected.

Commissioner Wadsworth agreed with Commissioner Robins. More residents equate to more cars and hazards for children. Mrs. Pace replied that there is already congestion. Both the neighbors to east and the Schofields have several vehicles. The Schofield's park their vehicles in the front side and rear of their property

Chair Bradford stated that the issues have been addressed and asked for comments from the Commissioners.

Commissioner Shaw restated Mrs. Johnston's comments concerning property values and asked why the Commission would want to further impact the area. Commissioner Robins asked if this could rightfully be used as criteria for approval as the zone allows accessory apartments. Commissioner Shaw said the public notices that the Commission makes significant decisions. Even though the ordinance allows it, the nuisance to the neighbors is a problem and must be addressed. The drainage, appearance and future upkeep of a rental unit are concerns.

Commissioner Wadsworth said that the garage parking is not adequate. Chair Bradford asked Mr. Pierson if the accessory apartment would have to pass inspection. Mr. Pierson stated that it would have to pass all Spanish Fork building requirements and inspections.

Chair Bradford asked if there were any other comment. There were none.

Commissioner Robins made a **motion** to table the Pace Conditional Use Permit located at 735 East 300 North for the following reason(s):

To allow the Pace's time to discuss the parking arrangements with the neighbors. Commissioner Shaw **seconded** and made a **motion** amending the motion to table to include the following:

To provide accurate measurements for the parking facilities, including the slope, apron and steps.

The motion to table **passed** with a unanimous vote. Commissioner Robins **seconded** the amendment to the motion to table. The motion to amend **passed** with a unanimous vote.

East Meadows Rezone R -R to R-1-6

Applicant(s): Carter Construction

Location: 750 South 2000 East

Mr. Pierson addressed the details of the rezone in the agenda and reminded the Commission to make findings.

Commissioner Robins made a **motion** to hear the Preliminary Plat and Rezone together. Commissioner Shaw **seconded** and motion **passed** with a unanimous vote. The Public Hearing is only on the rezone.

Mr. Pierson addressed the details of the Preliminary Plat as included in the agenda.

Commissioner Robins asked if 750 South will be left as it is or if there will be a future roundabout as shown. Mr. Pierson replied that the developer would pay a portion of the road construction. The remainder will be constructed when adequate funding is available.

Corbin Carter, Carter Construction, addressed the Planning Commission. The developer has met with the neighbors and discussed their main concerns, which are fencing, animal odors, irrigation and elevation of the road and lots.

The plats can be recorded with a notation that there are animals and associated odors in the area. The drainage from the irrigation will run into the proposed area shown on the map. The ditch is not under the control of the developer. The East Bench Canal Company and Strawberry control the amount of water going into the ditch. All the homes will have basements.

The meeting recessed at 8:17 p.m. to allow everyone to participate in the ceremony for the 1457th National Guard Unit. The meeting reconvened at 8:43 p.m.

Mr. Carter and Mr. Pierson discussed the road placement. The layout of future possible development in relation to the road was considered. It would be better to break the development into sections rather than have a long, straight road as the sole access.

Chair Bradford asked if there were any other questions. Commissioner Scott asked if there would be a wall or fence on the North side of the development. The neighbors are concerned about their horses and cows wandering into the lots. Mr. Carter responded that there are no definite plans for a fence.

Chair Bradford asked how the developer would address the flood irrigation concerns. Mr. Carter stated that the elevation of the road or a berm might divert the flow of the water. Commissioner Wadsworth asked if a particular fence design would mitigate the flooding. Mr. Carter needs to evaluate the flow. He stated that he is grateful for the input from the current residents, which allows him to ensure the safety of the development and future residents.

Mr. Carter showed a slide presentation to the Planning Commission, outlining the details of the homes and the materials used. He stated that mature landscaping will be used.

Chair Bradford asked if the homes presented would fit on the proposed lot size. Mr. Carter replied that they have studied the design and they will fit. Commissioner

Wadsworth asked for the price range. The cost will be \$150,000-175,000 for a single family detached home including the lot.

Chair Bradford said 50-foot lots are too small. Mr. Carter stated that he lives on this size of a lot and younger families want smaller yards to maintain. Chair Bradford stated that smaller lots have less space to store ATV's and boats. Commissioner Wadsworth likes the quality of the materials and the hardy plank. Chair Bradford asked if the hardy plank is stable. Mr. Carter stated that its use highly recommended to him, but they do not have the length of experience with it required to make that determination.

Commissioner Shaw outlined the Thomas property location and discussed the U-shape driveway. Bill Fairbanks, Carter Construction, stated that when the road becomes a major artery the drive will be abandoned and they will have straight access.

Chair Bradford asked if there were any other questions from the Commission. There were none. He asked for public comment regarding the rezone.

Doug Huntsman-2235 E Canyon Road-said he understands that the zoning states animals cannot be within a certain distance of the development. Mr. Pierson stated that he will be grand fathered in and reviewed the applicable ordinance.

Mr. Huntsman is concerned with the increase in traffic at the intersection on 2550 East. Mr. Heap said that UDOT has plans for a light, but the city must do away with the frontage road. Previous discussion has taken place with property owners. The City Council will need to make a decision regarding the road using recommendations from UDOT. There was a discussion about the need for changes to the General Plan in the coming years.

Mr. Huntsman asked at what point the fencing would be addressed. He is not concerned about his animals getting out, but with his liability having children coming onto his property. Children are attracted to animals. Commissioner Robins stated that this is a straight up subdivision and fencing is not normally addressed, as there are no density bonuses associated with it. If the residents feel that it is a zoning issue, it can be addressed.

Mr. Huntsman talked about homeowner's insurance and attractive nuisances such as his animals. He feels it is not his responsibility to prevent people from coming onto his property. It is the developer's responsibility to keep out children who may reside in the new development. The lower income residents will not have the financial capability to install fences. The pressurized irrigation system cannot handle an increase of 80 lots. The pressure was a problem last year.

Commissioner Robins asked Mr. Huntsman if he has a problem with the development if these issues are addressed. Mr. Huntsman said that the smaller lots will affect values, but he is not against the development. He does want to protect the interests of the current

residents. Commissioner Scott asked what Mr. Huntsman suggests for fencing. Alternatives were discussed.

Commissioner Wadsworth said that the sewer issue is being addressed by staff and will be resolved. Mr. Heap reviewed the pressurized irrigation concerns from last year. There should be adequate pressure now and if there is not, he needs to be notified.

John Olsen-288 North 700 East-asked what the other zones are in that area. Typically the lot sizes increase further from the center of town. He asked if these developments have a higher density. Commissioner Robins stated the area shows commercial zoning. Mr. Pierson said the area is planned for commercial development and the future plans of the area were reviewed.

Phil Allen-2097 East Canyon Road-asked about the property lines and the easements in relation to their existing barn. He is concerned that he will violate animal rights ordinances when future developments come in. Mr. Pierson stated that the status quo will be maintained and he will be grand fathered in. The ordinance covering setbacks, structures and animals were reviewed.

Mr. Huntsman is also concerned with the well and the affect the runoff and drainage will have on it. Mr. Heap addressed the sources of pollution and believes there is a low chance of contamination. Commissioner Robins asked for the location of the well, which was then diagrammed. There are two owners of the well and it is at least 200 feet from the developments. They irrigate from the ditch.

Carl Bowcut- 571 South 1800 East-is the son in-law of Darwin Thomas, 2110 East 750 South. He had intended to build to the south of the Thomas home and was involved in prior discussions and planning in 2000. He was not aware that Carter Construction owned the property. He has been pleased with Carter Construction and the cooperation they have received. He is also supportive of the decision regarding density and the development in general.

Commissioner Wadsworth asked Paul Huntsman how often they use water from the ditch. He stated it was used once per month and he wants a more regular schedule.

Andrea Allen-2097 East Canyon Road-is concerned with the density and understands it within the limits allowed. She and her husband are also concerned with their liability as horse owners. They have had a problem with animals coming onto the property in the past and had to put one of their horses down. She agrees that there is a bigger risk with children who would be in the area. When 2300 East comes in, there will be more traffic and more accesses will be needed. She wants a sturdy fence that prohibits climbing

Mr. Carter is concerned that some fences can actually harm animals making the developer liable for injuries. He is in favor of a condition regarding a fence along the development. Chair Bradford asked if the developer is in favor of addressing a berm and

water. Dennis Carter stated that they have had water problems in other areas that were taken care of using a deep sump pump that fed the water back into the ground.

Brian Jex-1124 South 1100 East-was present at the meetings in 2000. He does not want roads being planned without discussing this with the residents. He agrees with the concerns regarding agriculture and children being attracted to the area. The safety of children near the irrigation ditch is also a concern. This ditch irrigates his property, which he leases out. He wants to be included in any agreements with the fence. ATV's going through his property will harm the hard work that has been done by the person leasing from him. He is concerned the property owners do not want a road going through their property in the future. The Commission stated that property owner affected by a potential road has already stated it is all right with him.

Steve Adams-2833 East 1320 South-discussed access for emergency vehicles and general access to the main roads. The people to the east end of the development will not have an access road enabling them to develop in the future. He asked Mr. Pierson about possible future plans for the area north of the development, which was reviewed. Commissioner Robins asked Mr. Adams if his safety concerns were addressed. Mr. Adams wants an access road added.

Mr. Allen stated that he believes his animal rights will be changed and asked if the city will restrict them in the future. He had animal rights before other developments came in. They have had animal rights beyond what the city has extended to the newer developments because they used to be in the county. Chair Bradford stated that this is an issue that the City Council needs to address. Mr. Pierson again reviewed the ordinance concerning animal rights. Paul Huntsman is also concerned with animal rights and stated that the animal owners want to maintain their rights, protect their animals, the neighboring properties and children. There are factors to consider regarding fences.

Chair Bradford stated that the main concern seemed to be the fences. He asked for options. Water, animal rights and privacy are all issues.

Commissioner Robins stated that when Spanish Vista was approved, the fences were address because it was a Master Planned Development. Mr. Pierson said that conditions can be placed on the zoning, but cautioned the Commission when addressing the fence. Specifics of fencing types and the cost were discussed.

Bill Fairbanks stated that a chain link fence would be adequate along the east side of the development. The irrigation issue can be addressed by meeting with the engineer. He would rather see the roads going around than through the residential areas.

Commissioner Robins asked Mr. Fairbanks if he has any fencing options. Mr. Fairbanks replied that if a child wants to climb a fence, he will. A discussion took place regarding the pros and cons of fencing types. Several of the animal owners use electrical wire.

Commissioner Robins made a **motion** to table rezoning the property located at 750 South 2000 East from Rural Residential (R-R0 to Medium High Residential (R-1-6) known as the East Meadows Rezone for the following reasons:

To allow sufficient time to work out the fence and water issues.

Commissioner Scott **seconded**. Commissioner Shaw voted nay. The motion **passed**.

Commissioner Robins made a **motion** to join the Aspen Heights Rezone and Preliminary Plat. Commissioner seconded. Commissioner Shaw voted nay. The motion **passed**.

Aspen Heights Rezone and Preliminary Plat. R-R to R-1-12

Applicant(s): Alan Evans

Location: 400 to 500 North Main Street (Westside)

Mr. Pierson reviewed the details in the agenda. Commissioner Robins approved of the large lots. Mr. Evans has sold five acres to the LDS church.

Commissioner Robins asked Mr. Evans about the quality of the homes. Mr. Evans intends them to be high quality and does not plan on selling to a developer who will build cheap homes.

Commissioner Wadsworth asked Mr. Pierson if there would be an assurance that the home types will match the area, as this is a straight up development. Mr. Pierson replied that there are no density bonuses for materials and he only has to meet the requirements.

Chair Bradford asked for public input. There was none. There were no additional comments from the Planning Commission.

Commissioner Robins made a **motion** to give a positive recommendation to the City Council for the property located at 1700 East 1850 South from Rural Residential (R-R) to Low Urban Residential (R-1-12) known as the Aspen Heights Rezone with no conditions and the following findings:

FINDINGS

According to Section 17.12.070 of the Spanish Fork City Ordinance states that for Amendments to the Zoning Ordinance - Text and Maps the following findings must take place:

1. The amendment is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan.

Finding: The rezone is consistent with the policies of the General Plan because the requested zoning follows the density range that is shown on the General Plan map.

2. For amendments to the Zoning Map, consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.

Finding: To approve this amendment to the zoning map (R-R to R-1-12) consideration has been given to include any conditions necessary to mitigate adverse impacts to adjoining or nearby properties.

Commissioner Shaw **seconded** and the motion **passed** with a unanimous vote.

Commissioner Robins made a **motion** to give the **Aspen Heights Preliminary Plat** located at 1700 East 1850 South a positive recommendation to the City Council subject to the following condition(s):

1. Developer to work with Strawberry Power to relocate power lines to allow service to three existing customers.
2. Lifting of the utility restriction will take place when the storm drain line is:
 - a. bonded with a completion time frame of 120 days,
 - b. the rights-of-way are acquired and deeded to the city,
 - c. designed and approved by the city,
 - d. installed and functional prior to the issuance of any building permits and/or the paving of roads,
3. No final plat approval until storm drain line is installed.
4. Lot 13 will require a temporary turn around if subdivision to the North has not been developed.
5. Lot 1 will require a side entry garage from the North.
6. The driveways on Lots 2 & 20 will not be allowed access onto 1700 East.
7. Must meet proposed development and construction standards.
8. Meet the requirements of the R-1-12 zone.

Commissioner Shaw **seconded** and the motion **passed** with a unanimous vote.

Commissioner Shaw made a **motion** to go out of Public Hearing. Commissioner Scott **seconded** and the motion **passed** unanimously.

M. Green Subdivision Waiver (flag lot)

Applicant(s): Nick Button, Zoned R-1-6

Location: 540 North 500 East

Mr. Pierson reviewed the details in the agenda.

Krista Fuhriman told the Commission that there was a house fire on April 23. The home is a total loss and must be demolished. Chair Bradford asked if there were problems in the area as it is dug up. There is a water problem on one of the lots. There is also an electrical line that cuts thru the property that must go around.

Commissioner Shaw asked Mrs. Fuhriman if she is considering rebuilding the home. Mrs. Fuhriman stated that it is a total loss.

Chair Bradford asked for questions from the Commission. There were none.

Commissioner Shaw made a **motion** to approve the M. Green Subdivision Waiver (flag lot) located at 540 North 500 East subject to the following condition(s):

1. Meet the construction and development standards
2. Meet electric standards as per the Electric Department (Mr. Foster)

Commissioner Robins **seconded** and the motion **passed** with a unanimous vote.

Dennis Stone Subdivision Waiver (flag lot)

Applicant(s): Dennis Stone, Zoned R-1-6

Location: 350 North 200 East

Mr. Pierson stated that Mr. Stone had a prior engagement and cannot attend however, Mr. Pierson spoke with him at DRC. The details in the agenda were reviewed.

Commissioner Robins stated that he is hesitant to address the issue if the applicant is not present. Mr. Pierson stated that the applicant had asked that the Commission to proceed and has agreed to the conditions as presented.

Commissioner Robins asked if notification was given. Mr. Pierson stated that notification is not required because public comment is not required. Shaw appreciates Commissioner Robins' concerns but the applicant is not asking for anything extraordinary.

Commissioner Shaw **made** a motion to approve the Dennis Stone Subdivision Waiver (flag lot) located at 350 North 200 East subject to the following condition(s):

1. Receive approval of the electrical design from Jeff Foster of the Electric Department.
2. Communications conduit is required to be installed to the water meter and pressurized irrigation meter.
3. Meet all requirements of a flag lot.

Commissioner Scott **seconded**. Commissioner Wadsworth voted nay. The motion **passed**.

Reese Circle Preliminary Plat

Applicant(s): Troy Hales, Zoned R-1-9

Location: 400 North 1380 East

Mr. Pierson reviewed the details in the agenda. The properties to the east are not in the city boundaries. At the April 28, 2004 DRC staff requested that the length of the cul-de-sac be reduced to keep maintenance costs in check. There are six lots.

Troy Hales addressed the commission. Commissioner Wadsworth asked how the lots are numbered. The drive for lots one and six are on the north side of the property. The goal for the location is to have sight clearance and meet development standards.

Commissioner Robins made a **motion** to give the Reese Circle Preliminary Plat located at 1380 East 400 North a positive recommendation to the City Council subject to the following condition(s):

1. Provide a letter from UDOT approving the design and improvements along 400 North.
2. Meet electric standards as per the Electric Department (Mr. Foster).
3. Install trees, stamped concrete, tree grates, sprinkler system, and wall as per the City Planner along 400 North.
4. The wall be setback 25 feet from the front property line (to match the front setback of the home).
5. Lot one and six have the driveway on the north side of the lot.

Commissioner Shaw **seconded** and the motion **passed** with a unanimous vote.

Somerset Village Preliminary Plat Re-approval

Applicant(s): Dos Amigos

Location: 3000 East Canyon Road

Commissioner Robins disclosed that he has family members who reside in Somerset Village. Mr. Pierson reviewed the details in the agenda. The developer went the extra mile and added things to the development that they were not required to. They are asking for re-approval of several units.

Les Allen addressed the Commission. Not all of the lots have sold and they are at about 75% of capacity. Commissioner Wadsworth asked Mr. Allen how he markets the homes. The homes are sold with unfinished interiors to allow flexibility for the buyers.

Commissioner Robins asked if the buildings in Phase 4 are 12-plexes. They are. Chair Bradford for the lot sizes on the twin homes. They are 80 feet wide and 90-100 feet long. The location and details of the canal were discussed.

Chair Bradford asked if there were any other questions. Commissioner Shaw stated that she has talked with several people who live there and are very happy with it.

Commissioner Robins asked for clarification on Condition 12 stating “The 62 units are contingent upon the payment of up to \$100,000 to Spanish Fork City for the costs of moving the eight manufactured homes”. The details were reviewed.

Commissioner Robins made a **motion** to re-approve the Somerset Preliminary Plat located at 3000 East Canyon Road subject to the following condition(s):

1. Meet the original conditions of approval.

Commissioner Wadsworth **seconded** and the motion **passed** with a unanimous vote.

Commissioner Shaw made a **motion** to adjourn. Commissioner Robins **seconded** and the motion **passed** with a unanimous vote.

The meeting adjourned at 11:04 p.m.

Adopted June 2, 2004