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PLEASANT GROVE CITY  
PLANNING COMMISSION MEETING MINUTES  
March 22, 2018

**PRESENT:** Chair Lisa Coombs, Commissioners Matt Nydegger, Bobbi Jo Blake, Peter Steele, Sam Sanderson, Jon Hawkins, Tamara Oborn

**EXCUSED:** Commissioner Dustin Phillips

**STAFF:** Community Development Director Daniel Cardenas, City Planner Julie Henry, City Engineer/ Public Works Director Marty Beaumont, Building Tech Barbara Johnson, Planning Tech Kelly Evans

Chair Coombs opened the meeting at 7:00 p.m.

**Commission Business:**

**1. Pledge of Allegiance:** Commissioner Blake led the Pledge of Allegiance.

**2. Opening Remarks:** Commissioner Steele gave the opening remarks.

**3. Agenda Approval:**

- **MOTION:** Commissioner Sanderson moved to APPROVE the written agenda as part of public record, with the continuation of Item 8 to the April 12, 2018 Planning Commission meeting. Commissioner Hawkins seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

**4. Staff Reports:**

- **MOTION:** Commissioner Steele moved to APPROVE the Staff Reports as part of the public record. Commissioner Oborn seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

**5. Declaration of conflicts and abstentions from Commission Members:** There were none.

1 **ITEM 1 – Public Hearing to Consider the Request of Paul Kroff for a Conditional Use Permit to**  
2 **Allow a Sports and Fitness Training Facility on Property Located at 564 West 700 South in the**  
3 **MD (Manufacturing Distribution) Zone. SAM WHITE’S LANE NEIGHBORHOOD.**  
4

5 City Planner, Julie Henry, presented the staff report regarding the conditional use permit request  
6 for a sports and fitness training facility. She displayed an aerial photograph of the area and  
7 identified the two existing buildings on the site. It was noted that the building that will house the  
8 requested training facility is currently an empty shell. Ms. Henry presented the site plan. With  
9 regard to parking, she explained that parking will be shared throughout the entire development,  
10 which provided a total of 262 stalls. To calculate the parking need for the proposed use, Ms. Henry  
11 used the Code requirement for “private educational institution”, which requires one stall for each  
12 employee and two stalls for every three students. The applicant indicated that there would be three  
13 employees and 10 students at one time. Ms. Henry increased the number of students to 15 to be  
14 conservative in her calculations, so the number of stalls needed would be 13. Staff recommended  
15 approval of the application.  
16

17 Commissioner Blake asked if the property owner would decide who occupies the rest of the  
18 building. Ms. Henry answered in the affirmative. The units in the other building were sold to  
19 individual owners, but the units in this building will be rented.  
20

21 The applicant, Dave Strout, introduced himself as the owner of the training facility. He confirmed  
22 that most of the training will occur after business hours, as they will be training high school  
23 students. They encouraged parents to drop off the students at the facility. Mr. Strout explained  
24 that they did not focus on a particular sport, but rather tailor their training plans to individual  
25 students.  
26

27 Chair Coombs opened the public hearing. There were no public comments. Chair Coombs closed  
28 the public hearing.  
29

30 **MOTION:** Commissioner Steele moved that the Planning Commission APPROVE the request  
31 of Paul Kroff for a Conditional Use Permit to allow a sports activity facility (#7419) on property  
32 located at 564 West 700 South in the MD (Manufacturing Distribution) Zone; and adopt the  
33 exhibits, conditions, and findings contained in the staff report and as modified by the condition  
34 below:  
35

- 36 1. All Final Planning, Engineering, and Fire Department requirements are met.  
37

38 Commissioner Blake seconded the motion. The Commissioners unanimously voted “Aye”. The  
39 motion carried.  
40

1 **ITEM 2 – Public Hearing to Consider the Request of Paul Kroff for a Conditional Use Permit to**  
2 **Allow an Entertainment Venue for Virtual Reality, Spear Throwing, and Axe Throwing on**  
3 **Property Located at 564 West 700 South in the MD (Manufacturing Distribution) Zone. SAM**  
4 **WHITE’S NEIGHBORHOOD.**  
5

6 Ms. Henry presented the staff report regarding a conditional use permit request for an  
7 entertainment venue for virtual reality, spear throwing, and axe throwing. She explained that this  
8 kind of entertainment may seem odd but was becoming hugely popular. With regard to parking,  
9 Ms. Henry explained that she used the requirements for a “shooting gallery”, which requires one  
10 stall for every 3.5 seats. The total number of stalls required would be 15. Ms. Henry presented  
11 the site plan and floor plan for the business. Staff recommended approval of the application.  
12

13 Commissioner Hawkins expressed concern with the location of the entrance to the spear throwing  
14 lane. He felt there would be a safety issue. Ms. Henry offered to speak with the applicant about  
15 reconfiguring the floor plan.  
16

17 Commissioner Nydegger felt that having family entertainment in the middle of the MD zone may  
18 not be appropriate, even if it is currently allowed.  
19

20 The applicant, Taylor Reynolds, indicated that he would be the owner of the entertainment venue.  
21 Mr. Reynolds explained that there is a World League for axe and spear throwing, and they have  
22 very well-defined regulations. The targets will be on the back wall and participants will throw  
23 from both 15 and 30 meters. He confirmed that they will have at least three employees on the  
24 throwing floor at all times to make sure that people are throwing safely. With respect to the spear  
25 throwing lane, Mr. Reynolds stated that it will be surrounded by chain link fencing and a chain  
26 link door, so people can see inside the lane before entering. The age limit for the facility is 14.  
27

28 Chair Coombs opened the public hearing. There were no public comments. Chair Coombs closed  
29 the public hearing.  
30

31 **MOTION:** Commissioner Oborn moved that the Planning Commission APPROVE the request  
32 of Paul Kroff for a Conditional Use Permit to allow an entertainment venue, land use code #7399,  
33 on property located at 564 West 700 South in the MD (Manufacturing Distribution) Zone; and  
34 adopt the exhibits, conditions, and findings contained in the staff report and as modified by the  
35 condition below:  
36

- 37 1. All Final Planning, Engineering, and Fire Department requirements are met.  
38

39 Commissioner Hawkins seconded the motion. The Commissioners unanimously voted “Aye”.  
40 The motion carried.  
41

42 **ITEM 3 – Public Hearing to Consider the Request of Artisan Construction for a Preliminary**  
43 **Subdivision Plat called Westwood Estates Plat C that Includes 12 Residential Lots, on Property**  
44 **Located at Approximately 990 East 510 North. GROVE CREEK NEIGHBORHOOD.**  
45

46 *NOTE: Item 4 was heard prior to Item 3.*

1 Ms. Henry presented the staff report regarding a 12-lot preliminary subdivision plat at the address  
2 listed above. She showed the proposed plat and identified 510 North, which is currently a dead-  
3 end street. With the subdivision, the developer will complete the road to Murdock Drive.  
4 Ms. Henry gave a brief history of the property and stated that the surrounding property owners,  
5 specifically the West family, are not interested in participating in the development. She presented  
6 the new vicinity plan proposed by the applicant, which would ensure that each property will have  
7 access for future development. Ms. Henry explained that the subdivision will have 12 lots and the  
8 applicant used lot size averaging in planning the development. Lot 17 will be slightly smaller than  
9 the minimum 12,000 square feet, but the rest of the lots will meet or exceed the minimum.  
10 Ms. Henry identified the proposed half-street. The developer will install approximately 36 feet of  
11 asphalt, and curb, gutter, and sidewalk on the east side of the road. When the neighboring property  
12 chooses to develop, the applicants will be responsible for installing the other half of the road.  
13 When the road is complete, it will be 70 feet in width, including the curb, gutter, and sidewalk on  
14 both sides. Staff recommended approval with the conditions listed in the staff report.

15  
16 Commissioner Sanderson asked about the distance and elevation difference between the half-street  
17 and the Murdock Canal Trail.

18  
19 Public Works Director, Marty Beaumont, reported that the completed road abuts the canal trail,  
20 and the trail will be a few feet higher than the road.

21  
22 Commissioner Hawkins asked if curbing will be required on the side of the road that abuts the  
23 canal trail. Mr. Beaumont said that curbing would be necessary to delineate the edge of the asphalt  
24 and keep vehicles from running off the road. A sidewalk may not be necessary because of the  
25 trail, but that would be addressed when the other property develops.

26  
27 Chair Coombs opened the public hearing.

28  
29 Diane West gave her address as 200 North 950 East and commented that she and her husband own  
30 the adjacent property. Mrs. West wanted to ensure that future home owners are aware that the  
31 neighboring properties are agricultural and have large animal rights. They have a fruit orchard,  
32 which is sprayed regularly. They will continue spraying in the early morning hours before people  
33 are outside, but they wanted the neighbors to be aware. Mrs. West requested that the private access  
34 across the Murdock Canal be signed to prohibit residents from using it as a primary access.

35  
36 Mr. Beaumont identified the private access on the aerial photograph. There was nothing in the  
37 plan showing the developer labeling the access, and there was no physical barrier. He  
38 recommended that the Planning Commission include a condition requiring the developer to install  
39 a sign designating the access as private. He noted that the private access will be used as an  
40 emergency access, if necessary.

41  
42 Richard Guernsey, a resident, commented that he was recently an applicant that placed an  
43 agricultural overlay on one of the surrounding properties. His intent was to maintain agricultural  
44 uses in the area with all of the incoming development. Mr. Guernsey shared an alternative plan  
45 for development with Jared Bishop, the applicant, and he expressed an interest. His proposal  
46 would include all 15 acres of undeveloped land in the area, with 20 homes around the exterior of

1 the property and maintaining agricultural uses in the interior. Mr. Guernsey distributed copies of  
2 his plan to the Planning Commission Members.

3  
4 There were no further public comments. Chair Coombs closed the public hearing.

5  
6 Commissioner Blake asked the applicant if the alternate plan was something he would be interested  
7 in entertaining.

8  
9 Mr. Bishop gave a brief history of the work that had been done as part of the application, which  
10 had been a two-year process. He had had many discussions with the surrounding property owners,  
11 but they were unwilling to participate. About 1 ½ months earlier, he was approached by  
12 Mr. Guernsey about the alternate plan. The issue he saw with the plan was that it includes property  
13 owned by people who are not currently interested in development. Personally, Mr. Bishop liked  
14 the idea, but there would be a lot of hurdles to overcome to get that to happen. He also did not  
15 have cost estimates for development and was afraid that the lots would be too expensive to sell.

16  
17 Mr. Guernsey believed the neighboring property owners would likely be willing to participate if  
18 they saw a plan like the one proposed. He was confident he could get the neighbors to support the  
19 plan.

20  
21 Commissioner Blake liked the alternate plan but did not think it was appropriate to restrict the  
22 rights of the property owner by delaying his application to explore an alternate plan when this one  
23 met Code requirements.

24  
25 **MOTION:** Commissioner Steele moved that the Planning Commission recommend APPROVAL  
26 to the City Council for the request of Artisan Construction for the Subdivision Plat called  
27 Westwood Estates Plat C on property located at approximately 990 East 510 North, in the R1-20  
28 (Single-Family Residential) Zone; and adopt the vicinity plan and the exhibits, conditions, and  
29 findings contained in the staff report, and as modified by the conditions below:

- 30
- 31 1. Subject to the City Council approval of the rezone of 5.063 acres of property from R1-  
32 20 zone.
  - 33
  - 34 2. Subject to the City Council approval of the partial street construction on Murdock  
35 Drive.
  - 36
  - 37 3. A sign be added on the private access across the Murdock Canal trail.
  - 38
  - 39 4. All Final Planning, Engineering, and Fire Department requirements are met.
  - 40

41 Commissioner Sanderson seconded the motion. The Commissioners unanimously voted “Aye”.  
42 The motion carried.

1 **ITEM 4** – Public Hearing to Consider the Request of Artisan Construction to Rezone 5.063 Acres  
2 of Land from R1-20 (Single-Family Residential) Zone to R1-12 (Single-Family Residential) Zone  
3 on Property Located at Approximately 900 East 510 North. **GROVE CREEK**  
4 **NEIGHBORHOOD.**

5  
6 *NOTE: Item 4 was heard prior to Item 3.*  
7

8 Ms. Henry presented the staff report regarding a request to rezone 5.063 acres of property from  
9 R1-20 to R1-12. The Future Land Use Map designation for the property was low density  
10 residential, so the application was in line with the General Plan. Staff recommended approval of  
11 the rezone request.

12  
13 Chair Coombs opened the public hearing. There were no public comments. Chair Coombs closed  
14 the public hearing.  
15

16 **MOTION:** Commissioner Sanderson moved that the Planning Commission forward a  
17 recommendation of APPROVAL for the request of Artisan Construction to rezone 5.063 acres of  
18 property at approximately 900 East 510 North, from the R1-20 (Single-Family Residential) Zone  
19 to the R1-12 (Single-Family Residential) Zone; and adopt the exhibits, conditions, and findings  
20 contained in the staff report, and as modified by the condition below:  
21

- 22 1. All Final Planning, Engineering, Building, and Fire Department requirements are met.

23  
24 Commissioner Steele seconded the motion. The Commissioners unanimously voted “Aye”. The  
25 motion carried.  
26

27 **ITEM 5** – Public Hearing to Consider the Request of Lee Conant for a Two-Lot Preliminary  
28 Subdivision Plat called Costume Craze Plat A on Property Located at Approximately 400 West  
29 400 North in the Transitional Subdistrict of the Downtown Village Zone. **LITTLE DENMARK**  
30 **NEIGHBORHOOD** *\*Continued from the March 8, 2018 Planning Commission Meeting.*  
31

32 Mr. Henry presented the staff report regarding the request for a two-lot preliminary subdivision  
33 plat. She explained that the property has two different zoning designations. The lower half is in  
34 the Commercial Subdistrict, which is where the Costume Craze building is located. The upper  
35 portion of the property is in the Transitional Subdistrict, which allows for residential uses only.  
36 The entire property is roughly 7.5 acres in size. The purpose of the subdivision is to separate the  
37 Commercial and Transitional portions to facilitate residential development. Ms. Henry confirmed  
38 that the Costume Craze building will meet all of the required setbacks with the proposed  
39 subdivision. Staff recommended approval of the application.  
40

41 In response to a request from Commissioner Blake, Ms. Henry gave a history of the Transitional  
42 and Commercial zoning of the property. She noted that the City received feedback from the  
43 residents when the property was up for the partial rezone, and they indicated that they did not want  
44 a large commercial development such as a car dealership or storage units.  
45

1 Community Development Director, Daniel Cardenas, expounded on the rezone, which took place  
2 in April or May or 2017. The City believed that many of the commercial uses allowed in the  
3 Commercial Subdistrict are not compatible with the surrounding single-family neighborhood,  
4 which was why they chose to rezone the property. He reminded the Planning Commission that  
5 the purpose of the discussion tonight was for the proposed plat, not the rezone.

6  
7 Chair Coombs opened the public hearing.

8  
9 Becky Johnson, who resides at 319 North 300 West, informed the Planning Commission that the  
10 back half of the lot was originally single-family residential before it was changed to commercial.  
11 When the adjacent homes went in, the property was rezoned to transitional so that they could do a  
12 flag lot.

13  
14 There were no further public comments. Chair Coombs closed the public hearing.

15  
16 **MOTION:** Commissioner Blake moved that the Planning Commission forward a  
17 recommendation of APPROVAL to the Public Works Director for the request of Lee Conant for  
18 the subdivision plat called Costume Craze Plat A, on property located at approximately 400 West  
19 400 North, in the Downtown Village Zone; and adopt the exhibits, conditions, and findings  
20 contained in the staff report, and as modified by the condition below:

- 21  
22 1. All Final Planning, Engineering, and Fire Department requirements are met.

23  
24 Commissioner Steele seconded the motion. The Commissioners unanimously voted “Aye”. The  
25 motion carried.

26  
27 **ITEM 6 – Public Hearing to Consider the Request of Lee Conant for a 40-Lot Preliminary**  
28 **Subdivision Plat called Somerset Court Plat A on Property Located at Approximately 400 West**  
29 **400 North in the Transitional Subdistrict of the Downtown Village Zone. LITTLE DENMARK**  
30 **NEIGHBORHOOD \*Continued from the March 8, 2018 Planning Commission Meeting.**

31  
32 Ms. Henry presented the staff report regarding a 40-lot preliminary subdivision plat on the property  
33 discussed in the previous item. She presented the condominium plat and stated that the regulations  
34 for condominiums were not in the zoning ordinance, but rather in State Code. Staff had the  
35 developer work with their attorney to ensure that all State Code requirements were met, and the  
36 City had received a letter from the attorney confirming such. Staff recommended approval of the  
37 plat.

38  
39 Commissioner Hawkins asked about parking. Ms. Henry stated that each condominium will have  
40 both a two-car garage and a two-car driveway.

41  
42 Chair Coombs opened the public hearing.

43  
44 Becky Johnson gave her address as 319 North 300 West, addressed a comment made that the all  
45 of the neighbors were opposed to any large commercial development. She wanted it to be known  
46 that she would welcome a commercial development, or even the pipe plant, rather than multi-

1 family housing. Mrs. Johnson was concerned about the width of the roads in the development and  
2 the ability to meet the parking needs. She was also concerned about the size of the lots and the  
3 proximity of the condos to each other. Mrs. Johnson and her husband were adamantly opposed to  
4 multi-family housing because of the high turnover rate. People who reside in these kinds of  
5 development have no buy-in to a community. Mrs. Johnson then relayed similar sentiments  
6 expressed to her by her neighbor, Lorna.

7  
8 Commissioner Steele commented that the Transitional Subdistrict was intended to provide medium  
9 density housing between the dense commercial zone and the surrounding single-family residential  
10 housing.

11  
12 Commissioner Blake stated that the understands Mrs. Johnson’s concerns, but they are bound to  
13 follow the Code, which allows for this kind of development.

14  
15 Ms. Henry stated that the Code does not define distance between buildings but requires setback  
16 distances from the property line. This zone requires 15-foot rear yard setbacks and 10-foot side  
17 yard setbacks. The footprint of the buildings will be 1,038 square feet.

18  
19 Jeff Hamilton, a resident, stated that the proposed development will essentially be in his front yard.  
20 He agreed with Mrs. Johnson’s concerns. Mr. Hamilton stated that he called the applicant and  
21 tried to speak with him about developing single-family homes in the development, but he was not  
22 interested. He commented that the proposed neighborhood will be nice for about five years until  
23 the owners start renting out their units.

24  
25 There were no further public comments. Chair Coombs closed the public hearing.

26  
27 **MOTION:** Commissioner Steele moved that the Planning Commission forward a  
28 recommendation of APPROVAL to the City Council for the request of Lee Conant for the  
29 subdivision plat called Somerset Court Plat A, on property located at approximately 400 West 400  
30 North, in the Transitional Subdistrict of the Downtown Village Zone; and adopt the exhibits,  
31 conditions, and findings contained in the staff report, and as modified by the conditions below:

- 32  
33 1. Subject to approval of the related site plan.  
34  
35 2. All Final Planning, Engineering, and Fire Department requirements are met.  
36

37 Commissioner Blake seconded the motion. The Commissioners unanimously voted “Aye”. The  
38 motion carried.

39  
40 **ITEM 7 – Public Hearing to Consider the Request of Lee Conant for a Proposed Site Plan for a**  
41 **New Townhome Community with 40 Units on Property Located at Approximately 400 West 400**  
42 **North in the Transitional Subdistrict of the Downtown Village Zone. LITTLE DENMARK**  
43 **NEIGHBORHOOD \*Continued from the March 8, 2018 Planning Commission Meeting.**  
44

45 Ms. Henry presented the site plan for the project discussed in the previous two items. Essentially,  
46 each condominium will be a three-bedroom, two-bath unit with an unfinished basement. There

1 will be five buildings with two units, and 10 buildings with three units. Each unit will have a two-  
2 car garage and a two-car driveway, which was what the City requires for all single-family  
3 dwellings. The developer will also provide 15 visitor parking stalls on-site. The private roads will  
4 be 24 feet wide and marked off as “no parking”. Ms. Henry identified the primary access from  
5 400 North, and the secondary emergency access through the Costume Craze property.  
6

7 Ms. Henry addressed the termination of 200 North. She commented that typically, the City  
8 requires a cul-de-sac for a permanent road termination. In this case, a cul-de-sac would encroach  
9 into the Costume Craze parking lot and remove 12 or 13 stalls. It would be costly to construct  
10 because of the grade change. Because of the impact to the commercial property, staff worked with  
11 the developer to find an alternative. Ms. Henry presented the alternative plan, which was a  
12 hammerhead design. This would allow for proper emergency turnaround without much  
13 encroachment onto the neighboring property. Staff recommended approval of the application.  
14

15 Mr. Beaumont addressed 400 North and stated that there is currently a ditch running along the  
16 south side of the road. The developer will be required to install curb, gutter, and sidewalk along  
17 the frontage of their property and they will be required to pipe the ditch. With regard to the  
18 hammerhead street, Mr. Beaumont stated that this alternative will do everything a cul-de-sac will  
19 and be better for both the residential and commercial properties. The final decision will be up to  
20 the Planning Commission and City Council.  
21

22 The applicant, Mark Garza, appreciated the neighbors’ concerns and thanked them for  
23 participating in the community. He was in favor of the hammerhead design rather than the cul-de-  
24 sac.  
25

26 Mr. Cardenas stated that Costume Craze will likely still meet their parking requirement if they lose  
27 13 parking stalls, but a future retail use in that space may experience problems with parking.  
28

29 Chair Coombs opened the public hearing.  
30

31 Jeff Hamilton commented that there is a walking path near his home and there are portions of it  
32 that are unpaved. He requested that the City consider completing the public walkway.  
33

34 Mr. Beaumont stated that the City could request that the developer include that in their street  
35 improvements, but they could not require it because the property does not belong to the developer.  
36 Mr. Hamilton could also make a formal request to the City to complete walkway. Mr. Beaumont  
37 invited Mr. Hamilton to visit with him and discuss the appropriate time to complete the walkway.  
38

39 *NOTE: Commissioner Hawkins was excused at 8:43 p.m.*  
40

41 There were no further public comments. Chair Coombs closed the public hearing.  
42

43 **MOTION:** Commissioner Blake moved that the Planning Commission APPROVE the request of  
44 Lee Conant for the proposed site plan on property located at approximately 400 West 400 North,  
45 in the Transitional Subdistrict of the Downtown Village Zone; and adopt the exhibits, conditions,  
46 and findings contained in the staff report, and as modified by the conditions below:

- 1           1. The alternative design for termination of 200 North is satisfactory. Design is subject  
2 to final review of Engineering staff and approval of the City Council.
- 3
- 4           2. Trash enclosures shall be screened by a sight obscuring fence at least one foot (1')  
5 higher than the dumpster.
- 6
- 7           3. All Final Planning, Engineering, and Fire Department requirements are met.
- 8

9 Commissioner Steele seconded the motion. The Commissioners unanimously voted "Aye". The  
10 motion carried. Commissioner Hawkins was not present for the vote.

11  
12 **ITEM 8** – Public Hearing to Consider the Request of Larry Myler to Amend City Code Selection  
13 10-14: The Grove Zoning District by Creating a new Overlay Zone under City Code Section 10-  
14 14-26: The Grove Mixed Use Overlay (GMU). The Amendment Would Provide Guidelines and  
15 Various Zoning Requirements for the Establishment of Mixed Use Developments, where  
16 Residential and Commercial Uses are Functionally Integrated, in The Grove District. **SAM**  
17 **WHITE'S NEIGHBORHOOD** \*Continued to the April 12, 2018 Planning Commission  
18 ***Meeting.***

19  
20 **ITEM 9** – Review and Approval of the Minutes from the March 8, 2018 Planning Commission  
21 Meetings.

22  
23 **MOTION:** Commissioner Sanderson moved that the Planning Commission APPROVE the  
24 minutes from the March 8, 2018 Planning Commission meeting. Commissioner Oborn seconded  
25 the motion. The Commissioners unanimously voted "Aye". The motion carried. Commissioner  
26 Hawkins was not present for the vote.

27  
28 **MOTION:** Commissioner Steele moved to adjourn. Commissioner Oborn seconded the motion.  
29 The Commissioners unanimously voted "Aye". The motion carried. Commissioner Hawkins was  
30 not present for the vote.

31  
32 The meeting adjourned at 8:48 p.m.

33  
34  
35  
36 \_\_\_\_\_  
37 Planning Commission Chair

38  
39  
40 \_\_\_\_\_  
41 Barbara Johnson, Planning Tech

42  
43 \_\_\_\_\_  
44 Date Approved