

TOOELE CITY PLANNING COMMISSION MINUTES
July 9, 2008

Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele, Utah

Commission Members Present:

Shawn Milne, Chair
Phil Montano
John Curwen
Jerald Sagers
Steve Dale

Commission Members Excused:

Bob Gowans
Fran Garcia
Ken Spence
Gary Searle

City Employees Present:

Rachelle Custer, City Planner
Roger Baker, City Attorney
Dave McCall, City Council Representative
Paul Hansen, City Engineer

Minutes prepared by Elisa Jenkins

Chairman Milne excused Commissioners Gowans, Garcia, Spence, and Searle from the meeting.

The meeting was called to order by Chairman Milne at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Sagers.

2. PUBLIC HEARING and RECOMMENDATION on James Way right of way dedication plat by Utah Industrial Depot.

Presented by Rachelle Custer

Ms. Custer explained that there are roads within the Utah Industrial Depot that will become dedicated right of ways to Tooele City. Tonight James Way and Lodestone Way are being presented. They have been reviewed by City staff and the staff is comfortable with the right of way plat.

Chairman Milne said that similar roads have come before the Commission before.

Councilman McCall asked how the roads are.

Ms. Custer said that the City is taking the roads as they are.

Chairman Milne stated that this is a public hearing if anyone would like to come forward and address the issue. No one came forward.

Commissioner Dale moved to close the public hearing. Commissioner Curwen seconded the motion. All members present voted “Aye”. The public hearing closed at 7:02 p.m.

Commissioner Sagers moved to make a favorable recommendation to the City Council for UID James Way right of way dedication plat. Commissioner Curwen seconded the motion. All members present voted “Aye”.

3. PUBLIC HEARING and RECOMMENDATION on Lodestone Way right of way dedication plat by Utah Industrial Depot.

Presented by Rachelle Custer

Ms. Custer stated that this is another plat that has been reviewed by the City and UID and are in agreement of the dedication of right of way.

Chairman Milne noted that this road is in good condition.

Chairman Milne stated that this is a public hearing if anyone would like to come forward and address this issue. No one came forward.

Commissioner Sagers moved to close the public hearing. Commissioner Montano seconded the motion. All members present voted “Aye”. The public hearing closed at 7:04 p.m.

Commissioner Sagers moved to make a favorable recommendation to the City Council for UID Lodestone Way right of way dedication plat. Commissioner Curwen seconded the motion. All members present voted “Aye”.

4. PUBLIC HEARING and MOTION on conditional use permit for a 2 story 16,000 sq ft retail development to be located at 100 West 1180 North by RJF.

Presented by Rachelle Custer

Ms. Custer stated that the applicant has withdrawn this CUP.

5. **PUBLIC HEARING and MOTION on conditional use permit for a 720 sq ft 22 ft tall detached garage to be located at 373 E Meadows Dr by Mike Atherley.**

Presented by Rachelle Custer

Ms. Custer explained that Mr. Atherley is requesting a conditional use permit to construct a 720 sq ft 22 ft tall detached garage to be located at his residence at 373 Meadows Dr. The garage will cover 4% of the lot, code allows 8% coverage. The total lot coverage will be 17% with the garage and the house, code allows a maximum of 35% lot coverage. The garage will be 22 ft tall, code allows for 15 ft without a conditional use permit. Staff recommends approval of the conditional use permit to allow for a 22 ft tall garage.

Chairman Milne verified that the reason that this is before the Planning Commission is because the garage exceeds 15 ft in height.

Ms. Custer stated that is correct.

Chairman Milne stated that this is a public hearing if anyone would like to come forward and address this issue.

Mr. Paul Hansen expressed concern that the building appears to extend within a power line easement. Easements vary in requirements; typically they are a radial distance from the power line. It is his recommendation that with the Planning Commission's approval of this CUP that the applicant demonstrate that his building and height will not encroach upon any existing easements. Mr. Hansen is not suggesting that the applicant will be encroaching on the easements, but feels that documentation should be made that there is not a problem with the easements.

Chairman Milne asked if the applicant should demonstrate that there is no encroachment.

Mr. Hansen stated that the applicant should demonstrate that the height of the building will not encroach into any existing easements, assuming that is a radial distance from the power line, but he does not know for sure.

Commissioner Dale asked if the applicant has had a contact signed with Rocky Mountain Power concerning this garage.

Mr. Mike Atherley, 373 E Meadows, addressed the Commission. Mr. Atherley stated that he has not been in contact with Rocky Mountain Power.

Commissioner Montano stated that the power lines are quite high.

Mr. Atherley stated that his best guess would be that that power lines are about 45 ft high.

Commissioner Montano said if the power lines were 45 ft high the garage should be 15-20 ft away and he doesn't think that will be a problem.

Commissioner Sagers said that it could be a problem depending on where the power poles are and if there is sagging in the middle. He told Mr. Atherley that he should check with Rocky Mountain power to be sure.

Chairman Milne noticed that there is not a curb cut, and asked Mr. Atherley if it is his intention to drive into the lot where it shows the 25' width from the sidewalk.

Mr. Atherley stated that the curb and gutter will be redone so there will be a drive access.

Ms. Custer stated that is allowed up to a certain width, and that will be addressed in the building permit.

Mr. Max Currey addressed the Commission. Mr. Currey is a neighbor that will be facing Mr. Atherley's garage. He stated that he has no problem with Mr. Atherley building a garage. He has a problem with the drainage in this area of the subdivision. There is no drainage system. There is a lot of standing water when it rains especially where Mr. Atherley wants to build this garage. Mr. Currey is concerned that his home will flood if this garage is built without some kind of drainage system. He is also concerned that Mr. Atherley's garage will flood if he builds the garage. The water goes on Mr. Atherley's property and then over a wall onto Mr. Currey's property. The original owner of the property didn't do anything to fix this problem. Mr. Currey has had someone from the City look at this situation but has not heard back. Mr. Currey gave some pictures to the Commission of what it looks like on Mr. Atherley's property and his property when it rains. He would like to see something done so his home and the garage will not flood. Mr. Currey had pictures to show the Commission.

Chairman Milne asked which neighbor Mr. Currey is.

Mr. Currey said that he is Mr. Atherley's north neighbor. He said that he has four neighbor's yards that drain's into his. He is for the garage, but he would like to see something done about the drainage issue.

Commissioner Dale asked what the size of the lot is.

Ms. Custer said that it is .4 acres.

Chairman Milne would like to see that Mr. Atherley's garage look and reflect the same architecture of Mr. Atherley's home and the other homes so it looks like it fits into the neighborhood. His side lot is very visible from many neighbors and there are not any mature trees. Mr. Hansen has brought up the power line easement issue that needs to be addressed. Chairman Milne also shares Mr. Currey's concerns.

Commissioner Dale asked Mr. Hansen if he has looked at this drainage situation.

Mr. Hansen stated that he was not aware of the problem until now.

Commissioner Dale feels that this encroaches in the power line easements and feels that the applicant should get approval from Rocky Mountain Power before the Commission moves forward on the CUP.

Mr. Hansen said that he doesn't know if it encroaches on the power line easements and is not recommending that this be tabled or deferred. He would like to see a condition be that the structure proposed doesn't encroach in easements. His recommendation is to make sure it doesn't encroach and if it does modifications be made to the location of the structure. He also recommends that the site plan address drainage. It should be looked at as part of the building permit.

Commissioner Sagers said that this area has a problem with drainage.

Mr. Hansen said that the photos show there is a problem, but he doesn't design based on photos. He will have to look at the problem and he appreciates the opportunity to see the photos.

Commissioner Sagers moved to close the public hearing. Commissioner Sagers seconded the motion. All members present voted "Aye". The public hearing closed at 7:16 p.m.

Chairman Milne said that he recommends something to help with the drainage such as a catch basin.

Commissioner Montano said that with a catch basin it would drain into the street.

Mr. Hansen stated that they will do drainage on this building permit in accordance with City Policy and City Code.

Commissioner Curwen does not recommend requiring a catch basin because it opens other doors to require others to also have some sort of catch basin.

Mr. Baker said that the Commission cannot use this conditional use application to solve the area's drainage problems. If this building will aggravate the drainage problem the Commission can require that the problem be mitigated. It would be wise for the various property owners to detain their own property. If they damage adjacent property they may have liability. For the purpose of the CUP, the only drainage circumstance that the Commission may require of this applicant to mitigate is the extent to which this building will increase the run off. The Commission can not fix the whole drainage problem but they can help it from getting worse because of this building. Mr. Baker said that in regards to the power line easements he would recommend that as a condition of the permit that the easement be examined and make sure there is no conflict. He suggests that Rocky Mountain send a letter stating that there is no conflict with the easement.

Commissioner Dale moved to table the conditional use permit for a 22 ft tall 720 sq ft detached garage to be located at 373 Meadows Dr, pending a specific recommendation from Rocky Mountain Power and also requiring that a lot drainage plan be provided for this lot. Chairman Milne seconded the motion. The vote was as follows:

Chairman Milne, Aye
Commissioner Dale, Aye
Commissioner Montano, Nay
Commissioner Sagers, Nay
Commissioner Curwen, Nay

Commissioner Curwen asked if the City would require that a lot drainage plan be provided.

Ms. Custer stated that it would be required as a condition of the building permit. They will also require a letter from Rocky Mountain power regarding the easements.

The motion did not pass.

Commissioner Montano states that the applicant just wants to build a garage and it is his opinion that he will do a good job. He doesn't feel that it is a huge garage. Depending on what needs to be required on the drainage situation he could be priced right out of his garage. There is a drainage problem but this applicant cannot solve the whole problem, but he could do a few things to help the drainage situation. He feels that he should be able to build the garage.

Chairman Milne is not suggesting that Mr. Atherley not build the garage. He would like to feel more comfortable about not exasperating the current issue. He doesn't want to have a situation where the Commission gives its approval in hope of blind faith that it will be resolved. Chairman Milne doesn't want the drainage issue to become a burden on his neighbors. He knows from his neighborhood that drainage problems can compound and end up in window wells. He would like to have more time to figure out how to address the issue.

Ms. Custer reminded the Commission that the CUP is for the height of the garage. The applicant may still build a 15' high garage and not need a CUP.

Commissioner Montano said that if the Commission requires some kind of drainage and the applicant moves someone else could choose not to maintain it. He feels that utility companies are very slow at getting things done.

Commissioner Dale said that he has worked with Rocky Mountain Power and they have been good to work with and they will provide a written recommendation to the applicant who will then provide it to the City. It is not costly. Commissioner Dale is not opposed

to this building, but he feels that it is wise to put things in proper order. He would also like the drainage issue dealt with.

Commissioner Curwen verified with Ms. Custer that the applicant would not get a building permit until he receives a letter from Utah Power.

Ms. Custer said that is correct. She also stated that the Commission could approve a 22 ft tall garage and if it encroaches on the power easement the applicant can move the garage on the lot.

Commissioner Curwen stated that he cannot build the garage until the City gets the letter from Rocky Mountain Power.

Chairman Milne stated that his concern is the drainage issue. He is o.k. with Rocky Mountain Power sending a letter to deal with the power easement. He would like to see the drainage issue taken care of.

Ms. Custer stated that a site plan has to be done with a building permit, now that Mr. Hansen is aware of the problem he can require that the applicant do some grading.

Mr. Baker said that a building permit will be looking at building code issues. The Commission is looking at how to mitigate the adverse impact of the garage. The conditions that the City imposes on the building permit may be the same conditions that the Commission imposes but they are for different reasons. He feels that the Commission is having a good discussion and his recommendation stays the same.

Commissioner Montano said that it was suggested before that the applicant put in a catch basin. He worries about a legal and safety issues with a catch basin.

Mr. Baker suggested that if the Commission imposes that kind of a condition that it be general. It would require the applicant to address the drainage impact of the structure in a way that it satisfies the engineering department.

Commissioner Dale stated that he doesn't feel that the Commission should make a specific recommendation as to what needs to be done. The site plan would make a recommendation for a drainage plan. There are ways to do a drainage plan that would fit right into the applicant's landscaping, which could be one alternative.

Commissioner Montano recommended that the CUP be approved because the site drainage plan would be taken care of by the building permit.

Commissioner Dale said that he understood Mr. Baker to say that the building permit does not take care of those issues.

Mr. Baker said the Commission is looking at this for a different reason than a building permit. A building permit is to examine and follow the building code. The building code does not address other adverse impacts of a particular use.

Commissioner Dale suggested that the building inspectors were there when the houses were built and there is still a problem.

Councilman McCall said if the Commission requires a swell or a catch basin it becomes a monetary issue for the applicant. The applicant could build a garage that is only 15' high which does not require a CUP. The reason the applicant is before the Commission is because of the height.

Commissioner Dale said that it might not cost very much to require drainage; it might just mean incorporating it into his landscaping.

Councilman McCall stated that the City would like citizen's yards to look nice and building a swell on the property would be hard for them to take care of.

Chairman Milne said that because this issue has come before the Commission they have now been made aware of the problem and they have the responsibility to help solve it. He does not have a problem with the height of the garage. He would like the garage to look like the rest of the homes and be built out of the same materials as the applicant's home so it fits into the neighborhood. He is also fine with Rocky Mountain singing off on the power line easements. He feels that something should be done with the drainage issue.

Councilman McCall said that if the property owner decided to build a 15' garage it wouldn't come before the Commission and the applicant would not have to address any of the issues that are now being imposed upon him, which could cost a large amount of money. Councilman McCall does not want to make the drainage issue worse for this applicant's neighbors. The drainage problem stems from all of the neighbors not just this property. Mr. Hansen stated earlier that he would look at the drainage situation in this neighborhood, which might encompass all of the neighbors fixing the problem not just this applicant.

Commissioner Dale is not recommending a cost of anything in particular in this situation. He is recommending tabling this CUP to be given the opportunity to research this situation further. He would like the applicant to address the drainage issue on his property.

Commissioner Montano respects the owner's rights to build a garage. If this is tabled it needs to be taken care of quickly.

Commissioner Curwen asked if what is being discussed is considered a CUP.

Ms. Custer stated that the Commission can impose a condition that the applicant mitigates the drainage that is caused by this structure. The property owner will need to find an engineer to tell him what needs to be done; it is not Mr. Hansen that will tell him.

Chairman Milne stated that if there is a way to word the motion so that a condition is placed on the applicant that an engineer sign off on some kind of drainage plan he would be o.k. approving this CUP at this meeting.

Mr. Baker said that the Commission had a motion and it failed so now they need a new motion.

Commissioner Dale said that he is assuming that there will be additional concrete poured so the applicant can get to the garage. They are not just addressing the 720 sq ft of concrete for the garage.

Commissioner Sagers moved to approve the Conditional Use Permit for a 720 sq ft tall detached garage to be located at 373 E Meadows Drive with the following conditions:

- 1. No encroachment upon the power line easements, which will be approved by the power company and submitted with the building permit.**
- 2. Address the drainage problem with an engineer and submit to Tooele City Engineer's department.**
- 3. The garage must match the building material to the house.**

Commissioner Montano seconded the motion. All members present voted "Aye" except for Commissioner Dale who abstained.

- 6. PUBLIC HEARING and MOTION on conditional use permit for a 1330 sq ft 22 ft tall detached garage to be located at 620 Kingston Dr by Dennis Ewing.**

Presented by Rachelle Custer

Ms. Custer explained that Mr. Ewing is requesting a conditional use permit to construct a 1330 sq ft 22 ft tall detached garage to be located at his residence at 620 Kingston Drive. The garage will cover 11% of the lot and code allows 8% coverage without a conditional use permit. The total lot coverage will be 15% with the garage and the house, code allows maximum 35% lot coverage. The garage will be 22 ft tall, code allows for 15 ft without a conditional use permit. Staff recommends approval of the conditional use permit to allow for 11% lot coverage and 22 ft height.

Commissioner Montano questioned the 8% lot coverage.

Ms. Custer said that over 8% lot coverage requires a conditional use permit. Ms. Custer said this lot coverage will be 11%. This is a 3% increase than what is allowed by code.

Commissioner Dale asked if the home covers 4% of the lot.

Mr. Custer stated that is what is shown on the site plan. The applicant is allowed a maximum of 35% lot coverage. The dimensions are not on the site plan.

Chairman Milne noticed two sheds on the property. He asked if the applicant will be replacing those with the garage.

The applicant, Mr. Ewing stated that he will be replacing the two tuff sheds with the garage.

Ms. Custer stated that in the permitting process the City will verify the dimensions that are received in the detailed permit that the garage does not exceed the 35% lot coverage.

Chairman Milne noted that there are a lot of trees on this lot to shield the garage from the street and neighbors.

Chairman Milne stated that this is a public hearing if anyone would like to come forward and address this issue.

Lisa Earl, 633 Crestview Drive, addressed the Commission. She has a concern if Mr. Ewing is allowed to build this garage her yard will be totally boxed in by garages on all sides.

Chairman Milne asked how her yard attaches to the applicant.

Ms. Earl said that she is behind the applicant to the east. The corners of the lots meet.

Mr. Ewing stated that Ms. Earl sees trees now because his backyard is lined with mature trees. The trees will remain he is not taking those out.

Ms. Custer has pictures which will be attached to these minutes as Exhibit A. She gave them to the Commission to look at.

Commissioner Montano noted that as he drove by the applicants home most of the structures around him are the same height as he is requesting.

Commissioner Dale stated that the applicant's garage will be about 100' away from Ms. Earl's backyard.

Chairman Milne stated that a garage is a permitted use in a neighborhood. The Commission asks applicant's to have no windows that face into neighbors yards, and they also require downward facing lights on the garage. He verified with the applicant that he will be leaving the trees in his yard.

Mr. Ewing stated that he will be leaving the mature trees along the back of his property line.

Chairman Milne asked Mr. Ewing how tall his house was.

Mr. Ewing was not sure of the height of his home, it is a split entry.

Ms. Custer stated that his home is probably 25' – 35' high.

Mr. Ewing stated that his home will be taller than the garage. The back end of his garage will drop even lower because of the utilities.

Mr. Dennis Ewing, 620 Kingston Drive, addressed the Commission. Mr. Ewing stated that where his garage is to the other side of his property is a little over 100'. He has mature trees across the back of his property that he will be leaving. He has one small fruit tree by his deck that will have to be removed so it doesn't interfere with the garage.

Chairman Milne asked how tall Mr. Ewing's trees were along the back of his property.

Mr. Ewing stated that they are above the power lines. He estimated that the trees were 25' to 30' tall.

Chairman Milne noted that his trees are taller than the structure he is building.

Mr. Ewing also stated that the back of his garage will be lower than the rest of the structure. He has also had the utility companies come and look at his property and his blueprints.

Commissioner Dale asked how long the process took for the utility companies to come out.

Mr. Ewing said it took about three days to get them to come out and another five days to get a letter back from them. He did have a hard time finding who to talk to at the utility companies.

Chairman Milne asked if it took about a month total.

Mr. Ewing said it took less than a month.

Commissioner Montano moved to close the public hearing. Commissioner Sagers seconded the motion. All members present voted "Aye". The public hearing closed at 8:02 p.m.

Commissioner Montano said that the applicant is requesting to build a simple garage. It is only 40 sq ft that is taking him over the 8% lot coverage. It is not a huge difference.

He doesn't see a problem with this. He has had experience of utility companies taking a long time to approve things.

Chairman Milne noted that he would like this structure to follow the same rules of other detached garages that it is not used for living space, the lights face down on the applicant's property and there be no window to neighboring lots. He also would like to echo Commissioner Montano sentiment that from the edge of the garage to the end of the applicant's property is about 100' and there are trees higher than the expected height of this building.

Mr. Baker wanted to suggest caution to the condition of no windows facing neighboring lots. There is 100' between the garage and the neighboring lot; there is no point in unduly restricting the location of a window. It might be different on the west and south of the building.

Councilman McCall said that he strongly believes that people should be able to do what they want to do on their own property, but he wonders if it would be a good idea to look at the neighbor's property in this situation. The neighbor's property is being degraded.

Chairman Milne thanked Councilman McCall and said that his comments have been noted.

Commissioner Sagers said that they had this same discussion with Mr. Kramer's garage several months ago and someone actually walked the street, but could not go into neighbor's back yards.

Commissioner Curwen noted that the applicant can still build a garage that is 15' ft high without a CUP.

Chairman Milne said that it is the Commission's duty to look at these applicant's lots before the meeting. It is hard to see the back yards.

Mr. Baker said that the Commission does not have a duty to look at each of these properties. The Commission has a duty to examine the evidence that is presented to them. If they want to go the extra mile and do some further investigation that is fine.

Chairman Milne thanked Mr. Baker for the clarification. He also mentioned before that a condition was that the garage not be used for living but that is part of building a detached garage. He would like to see downward lighting.

Commissioner Dale moved to approve a conditional use permit for a 1330 sq ft 22 ft tall detached garage to be located at 620 Kingston Dr with the following conditions:

- 1. No windows are placed on the west or south of the structure.**
- 2. The structure will not be inhabited.**
- 3. The lighting is placed downward on the west and south of the structure.**

Commissioner Montano seconded the motion. All members present voted “Aye”.

Mr. Baker clarified that the application is for a 25’ ft garage but the motion is for a 22’ garage.

Ms. Custer said that the applicant changed the CUP and he only needs an overall height of a 22’ garage.

7. **PUBLIC HEARING and MOTION on conditional use permit for permanent cosmetics to be located at 866 Oquirrh Ave by Vicki Morales.**

Presented by Rachelle Custer

Ms. Custer explained that Ms. Morales is requesting a conditional use permit to allow for an in home cosmetic tattooing business. She will use the basement of her home for the tattooing. Her home is a split entry. She will gate the stairs going up into the living area and direct her clients directly down stairs where the shop will be set up. Ms. Morales has submitted a letter stating that she will go to any handicap client’s home to perform the permanent cosmetic tattooing due to the fact that her home is not handicap accessible. Staff recommends approval of the conditional use permit with the following conditions:

1. No nail or hair services may be provided in the home.
2. Off street parking be provided for clients.
3. Only one client at a time.
4. Health department approval must be obtained.
5. Building inspection approval.
6. Fire inspection approval
7. Hours of operation Monday – Friday 8 am to 8 pm.
8. Applicant will provide service to handicap clients in their homes.

Chairman Milne stated that this is a public hearing if anyone would like to come forward and address this issue. No one came forward.

Chairman Milne noted that the applicant was not present.

Commissioner Sagers moved to close the public hearing. Commissioner Montano seconded the motion. All members present voted “Aye”. The public hearing closed at 8:16 p.m.

Commissioner Montano felt that everything looked fine. He asked about the hours of operation until 8:00 p.m. He thought that usually the Commission approved the hours of operation be until 6:00 p.m.

Ms. Custer stated that they usually do 6:00 p.m. for day cares. They have allowed massage business to go until 8:00 to 8:30 p.m.

Chairman Milne noted that there is only one client at a time.

Commissioner Montano was fine for the business to be open until 8:00 p.m. because there will only be one client at a time.

Commissioner Sagers moved to approve a conditional use permit for an in home permanent cosmetics shop to be located at 866 Oquirrh Ave. with the following conditions:

- 1. No nail or hair services may be provided in the home.**
- 2. Off street parking be provided for clients.**
- 3. Only one client at a time.**
- 4. Health department approval must be obtained.**
- 5. Building inspection approval.**
- 6. Fire inspection approval**
- 7. Hours of operation Monday – Friday 8 am to 8 pm.**
- 8. Applicant will provide service to handicap clients in their homes**

Commissioner Montano seconded the motion. All members present voted “Aye”.

Mr. Baker suggested that since a public hearing was advertised for agenda item #4 that the Commission asks if anyone has come to comment on that public hearing. He also suggests tabling the item at the request of the applicant.

Chairman Milne stated that agenda #4 is a public hearing if anyone would like to come forward and address the issue.

Melanie Hammer, 1885 N 120 W addressed the Commission. Ms. Hammer asked what type of retail it was.

Ms. Custer stated that the bottom would be NAPA and the top did not have a tenant yet. Because of the economy they have chosen not to pursue it at this time.

Commissioner Montano asked where it was going in at.

Ms. Custer stated the vacant lot east of the drycleaners.

Commissioner Sagers moved to close the public hearing. Commissioner Montano seconded the motion. All members present voted “Aye”. The public hearing closed at 8:25 p.m.

Commissioner Dale moved to table agenda item #4. Commissioner Sagers seconded the motion. All members present voted “Aye”.

- 8. Review and Approval of Planning Commission minutes for meeting held June 25, 2008.**

Commissioner Sagers moved to approve the Planning Commission minutes for the meeting held June 25, 2008 as presented. Commissioner Montano seconded the motion. All members present voted “Aye”, except for Commissioner Dale who abstained because he was not present at the meeting.

9. Adjourn

Commissioner Curwen moved to adjourn the meeting. Commissioner Sagers seconded the motion. All members present voted “Aye”. The meeting adjourned at 8:25 p.m.

Approved this 13th day of August 2008

Chairman Milne