



MIDVALE

In the Middle of Everything

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Midvale City
PLANNING AND ZONING COMMISSION
Minutes

8th Day of June, 2016
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

COMMISSION CHAIR:

Richard Judkins

***PLANNING AND ZONING
COMMISSION VICE CHAIR:***

Kass Wallin

BOARD MEMBERS:

Allen Litster
Colleen Costello
Shane Liedtke
Don Slick (1st Alternate)
Evan Hanson (2nd Alternate)

STAFF:

Lesley Burns, City Planner
Matt Hilderman, Associate Planner
Nicole Selman, DCD Administrative Assistant
Chris Butte, Economic Development Director

GENERAL SESSION

Chairman Pro Tem Wallin called the Planning & Zoning Commission meeting to order at 7:00 p.m. The meeting began with the recitation of the Pledge of Allegiance. He informed the public there were agendas on the front table along with a sign-in sheet for them to sign. He explained how the meeting would proceed. First, the Planning Department would brief the Commission; then the applicant would speak to the Commission; after which, the floor would be open to the public for their brief statements and comments.

ROLL CALL

Mr. Hanson	Present
Mr. Slick	Present
Ms. Costello	Present
Mr. Litster	Present
Mr. Wallin	Present
Mr. Liedtke	Excused
Mr. Judkins	Excused

PUBLIC HEARING

1. CUP-22-29-105-032; SALUD ES BIENESTAR; 7204 SOUTH 900 EAST; ENTERTAINMENT CENTER USE FOR DANCE STUDIO; REGIONAL COMMERCIAL ZONE; LOURDES VEGA

Mr. Hilderman presented that Lourdes Vega, authorized agent representing the property owner, Westerra Corporation, submitted a complete application proposing to operate and manage a commercial entertainment center for the purpose of a dance studio. The total acreage of this site is estimated at 1.89 acres with several existing retail businesses such as; 1st Choice Money Center (cash loan store), I Que repair (electronics & mobile phone repair), and Laser Quest (indoor laser tag entertainment), located within the same building. The applicant is proposing to operate at 7204 South, estimated to be a total square footage of 1,450 sq. ft.

The applicant has stated they are the only employees of the establishment and have instructors that teach fitness/dance classes to adults only. Class sizes may range from 10 - 15 participants with one to two classes per night. Classes and instruction will be conducted in an existing 1,250 sq. ft. space, located to the rear of the multi-tenant office building. There are no modifications proposed to the exterior building and only minor changes in the interior. There are a total of one-hundred and thirty-two (132) on-site parking spaces for the entire building. Hours of operation will be 8:00 p.m. – 9:00 p.m., Monday – Friday; and Friday and Saturday morning class from 10:00 a.m. – 11:00 a.m.

This proposal is located in the Regional Commercial (RC) zone district, which requires a Conditional Use Permit for a commercial entertainment center use. In order to approve a Conditional Use Permit, the following applicable criteria must be satisfied:

1. The application complies with all applicable provisions of the zoning ordinance, state and federal law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
3. The use is not detrimental to the public health, safety and welfare;
4. The use is consistent with the Midvale City General Plan, as amended;
5. Traffic conditions are not adversely effected by the proposed use including the existence

- of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. Sufficient utility capacity;
 7. Sufficient emergency vehicle access;
 8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in §17-7-13.7;
 9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses; and
 10. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses.

This business will be located within an existing development that includes adequate infrastructure and facilities for a variety of uses. The Zoning Ordinance requires 5 spaces per 1,000 square feet of floor area for an entertainment center use. This ratio equates to seven (7) parking spaces required for this proposal, including one (1) for the employee. The total square footage of this building is estimated to be 20,388 sq. ft. If we calculated each business to require 5 spaces per 1,000 sq. ft., the total amount of parking spaces required for this structure would be 102. In total, there are 132 parking spaces identified for all these commercial establishments and a total of 8 parking spaces are required for the proposed dance studio use. In addition, this business is proposed to operate mostly during non-business hours when the other businesses in the building are closed. Based on the proposed class sizes and the hours of operation, Staff believes there is adequate parking for this dance facility. Because this use will be conducted entirely inside the tenant space, Staff does not anticipate any adverse impacts being created on the surrounding area.

STAFF RECOMMENDATION:

Based on the proposal's compliance with the Conditional Use Permit criteria and the above analysis, Staff would recommend that the Planning Commission approve the Conditional Use Permit for **Salud es Bienestar**, a commercial entertainment center use, to be located at **7204 South 900 East**, with the following conditions:

1. All employee and customer parking shall occur in designated parking spaces within the developed site. If sufficient parking becomes an issue, the applicant shall re-evaluate the training and class schedules to reduce the number of people coming to the facility at any one time.
2. All requirements of the Building Official and Fire Marshall shall be satisfied.
3. The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.
4. All signage shall comply with the sign requirements of the Regional Commercial zone and sign permits obtained before such signage is installed.

Lourdes Vega, 7204 South 900 East, stated she is the applicant. She showed an architectural drawing of the building to the Planning Commissioners in order to illustrate the floorplan and business functions of the site.

Mr. Wallin asked Ms. Vegas if she has reviewed and understands the conditions of this

permit.

Ms. Vega replied she has not had a chance to review the conditions and requested that Mr. Wallin read them aloud for her.

Mr. Wallin read the conditions aloud.

Mr. Litster asked if there will be any kind of live entertainment or musical groups at this site.

Ms. Vega stated there will not be any live entertainment. All music is pre-recorded Zumba music.

Ms. Costello moved to open the meeting to a Public Hearing. Mr. Litster seconded the motion. Motion carried.

There were no questions or comments from the public.

Mr. Litster moved to close the Public Hearing. Ms. Costello seconded the motion. Motion carried.

There was no further discussion regarding this item.

MOTION:

Mr. Slick moved that, *“Based on the proposal’s compliance with the Conditional Use Permit criteria and the above analysis, I move to approve the Conditional Use Permit for a commercial entertainment center use for **Salud es Bienestar**, to be located at 7204 South 900 East, with the following conditions:*

1. *All employee and customer parking shall occur in designated parking spaces within the developed site. If sufficient parking becomes an issue, the applicant shall re-evaluate the training and class schedules to reduce the number of people coming to the facility at any one time.*
2. *All requirements of the Building Official and Fire Marshall shall be satisfied.*
3. *The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.*
4. *All signage shall comply with the sign requirements of the Regional Commercial zone and sign permits obtained before such signage is installed.”*

Ms. Costello seconded the motion. A roll call vote was taken.

Mr. Litster Yes
Ms. Costello Yes
Mr. Slick Yes
Mr. Hanson Yes

Motion carried unanimously.

2. TXT-16-02; TEXT AMENDMENT TO CREATE A RESIDENTIAL OVERLAY WITHIN THE REGIONAL COMMERCIAL ZONE; CITY STAFF (APPLICANT)

Ms. Burns presented that currently, the Regional Commercial (RC) zone does not allow residential development. In order to create a critical mass to help support and increase the vitality of existing and future commercial development and better utilize the existing properties in the RC zone, Staff has prepared a proposed text amendment creating a new overlay that could allow medium and high density residential and mixed-use development in this zone. The proposed overlay includes the following:

- Applicable only in the RC zone.
- Requires property to be rezoned in conjunction with a proposed site plan and development agreement to ensure the development fulfills the goals of the overlay.
- Allows up to 85 units per acre and 75 feet in height (measured to the highest occupied floor – does not include roofs, parapets, and elevator overruns/stairs).
- Site open space and landscape area, as well as outdoor recreational amenities, are calculated as a whole and required to be 30% of the site. Outdoor recreation amenities can occur at elevated plazas/roofs.
- More flexible building materials with emphasis on ground floor design, i.e. minimum percentages of glass, limited blank walls.
- Allows up to 25% reduced parking through shared use based on demonstrated parking analysis for the project.
- Allows additional interior signage.

Attachment A includes the proposed language for this new overlay that would become a separate chapter in the overall zoning ordinance.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission considers the proposed amendment, including any public comment received. The Planning Commission can approve the amendment as proposed, make specific changes to the language proposed, or recommend no changes be made to the current ordinance.

Mr. Slick asked if there is a reason for this proposal. He inquired if there is an interested applicant for this type of development or if it is something the city is hoping to encourage.

Ms. Burns explained that Staff has had some discussion with a potential developer who is available to speak with the Planning Commissioners during the Public Hearing.

Mr. Litster asked if he is correct in his understanding that the Planning Commission is only considering a recommendation to City Council to create a new overlay. This overlay will not be applied to any particular area or project.

Ms. Burns stated that is correct. She added that there are some goals and standards that a property and project must meet in order to be eligible for the consideration of this type of rezone.

Mr. Hanson asked how an 85 foot structure would look compared to the structures that currently exist in the Regional Commercial zones.

Ms. Burns stated 85 feet is higher than the existing structures in the Regional Commercial Zones. There are some office buildings that are approximately 60-65 feet.

Mr. Hanson asked if the podium parking would be included in the maximum allowable height of 85 feet.

Ms. Burns replied that the 85 feet does include podium parking. She added that 85 feet may be the maximum height of a building; however, that does not necessarily mean that a developer will want to build something that high.

Mr. Wallin asked if there are potentially some negative impacts for the residents who live in a structure that has podium parking and shared parking.

Ms. Burns explained that podium parking will give residents more dedicated parking spaces with some additional shared parking. The intent behind increasing the allowable amount of podium parking is simply to ensure there is more dedicated parking for residents.

Mr. Litster clarified that a residential structure of this nature would be required to provide at least 75% dedicated parking to residents meaning that up to a maximum of 25% of parking could be shared-use parking with nearby businesses.

Mr. Hanson asked if there is some kind of ratio requirement for the amount of residential use versus the amount of commercial use in this overlay.

Ms. Burns stated there is not.

There were no further questions for staff.

Ms. Costello moved to open the meeting to a Public Hearing. Mr. Slick seconded the motion. Motion carried.

Dusty Harris, 7090 South Union Park Boulevard, Midvale, stated they purchased an office building in Midvale. He is working with the development firm that has expressed interest in this type of project. The office building they purchased sits on five and a half acres of land and it has a lot of under-utilized parking. They think that adding a residential use next to the office building will help their situation in several ways. It's very close to the retail amenities of the City and it

also makes better use of the land. He thanks Ms. Burns for her help and presentation of this proposal.

There were no further questions or comments from the public.

Mr. Hanson moved to close the Public Hearing. Mr. Slick seconded the motion. Motion carried.

Mr. Slick stated he is comfortable with this text amendment because every application made in this overlay must be reviewed on a case-by-case basis.

Mr. Litster agreed with Mr. Slick and added that this concept is crucial to the survival of Midvale City. He proceeded to read through some of the more intricate text of the ordinance in order to have various items clarified by staff as well as make suggestions for minor language changes. He asked Mr. Harris if the changes he suggested are feasible from the perspective of a developer.

Mr. Harris replied that the suggested changes are not going to be an issue for his firm.

Ms. Burns proposed the Planning Commissioners draft some modifications to the motion that reflect the requested changes that have been discussed.

There was no further discussion.

MOTION:

Mr. Litster moved that, *“I move that we forward a recommendation to the City Council to create a new overlay allowing residential uses in the Regional Commercial zone as proposed in Attachment A, but with the following changes:*

- 1. Incorporate changes in height and podium parking presented tonight and as amended to put a maximum height on structures.*
- 2. Revise 17.7-12.1.3B4a to include the wording “seven stories or higher”.*
- 3. Revise 17.7-12.1.6.3 to allow the Planning Commission flexibility in the amount of transparent glass on the ground floor.*
- 4. Revise 17.7-12.1.6.9a to include language on mitigating noise impacts.*
- 5. It is understood that the City Staff will finalize the wording to conform to the intent of the Planning Commission.”*

Ms. Costello seconded the motion. A roll call vote was taken.

Mr. Hanson Yes
Ms. Costello Yes
Mr. Litster Yes
Mr. Slick Yes

Motion carried unanimously.

Mr. Slick excused himself from the remainder of the meeting.

3. TXT-16-03; TEXT AMENDMENT TO ADD TELECOMMUNICATIONS FACILITIES STANDARDS IN THE PUBLIC FACILITIES OVERLAY; CITY STAFF (APPLICANT)

Ms. Burns presented that the Public Facilities Overlay is intended to provide for locations and standards for public facilities that are not generally identified with any specific zone district and may include characteristics and uses outside the scope of typical development. These facilities and uses are operated for the benefit of the community, providing services and support to the community. A need has arisen to provide for telecommunications facilities within this overlay. Staff has prepared a proposed text amendment adding specific review criteria for telecommunications facility uses within the Public Facilities Overlay. **Attachment A** includes the proposed standards language to be added to Section 17-7-16.6, as well as some clarifying language for the overall overlay chapter.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission considers the proposed amendment, including any public comment received. The Planning Commission can approve the amendment as proposed, make specific changes to the language proposed, or recommend no changes be made to the current ordinance.

Mr. Wallin asked how Midvale Middle School was able to gain its current approval to have a telecommunication antenna on the roof.

Ms. Burns explained that Midvale Middle School has a Conditional Use Permit. There is a provision that allows this type of use in residential zones but only up to a specific height. Now that the old school building has been replaced with a new shorter building there is an issue with the new building not being high enough to effectively mount a telecommunications antenna.

Mr. Wallin suggested the language of section 4C be revised to make it more explicit that no more than one pole or antenna, regardless of height, can be allowed at a public facility.

Mr. Litster agreed with Mr. Wallin's suggestion. He would not like to see more than one tower at any location and revising that section would make the intent of the ordinance more precise.

Mr. Litster moved to open the meeting to a Public Hearing. Ms. Costello seconded the motion. Motion carried.

There were no questions or comments from the public.

Mr. Hanson moved to close the Public Hearing. Ms. Costello seconded the motion. Motion carried.

The Planning Commissioners reviewed more of the current language of the ordinance and drafted a motion that reflects the changes they discussed.

There were no further comments.

MOTION:

Ms. Costello moved that, *“I move that we forward a recommendation to the City Council to amend the language in the Public Facilities Overlay to include review criteria for telecommunications facility uses as proposed in Attachment A, but with the following changes:*

- 1. In 17-7-16.6A.4C; no more than one tower or pole of any height shall be considered for each Public Facility.”*

Mr. Litster seconded the motion. A roll call vote was taken.

Mr. Hanson Yes
Ms. Costello Yes
Mr. Litster Yes

Motion carried unanimously.

ACTION ITEM

4. CUP-21-24-376-008; FAST GARAGE LLC; 6930 SOUTH 400 WEST, SUITE 3; CONDITIONAL USE PERMIT FOR VEHICLE REPAIR USE; CLEAN INDUSTRIAL ZONE; BOLIVAR MONJARAZ (APPLICANT) (CONTINUED FROM 05-25-16)

Bolivar Monjaraz, authorized agent representing the property owner, Rick Service Midvale LLC, submitted a complete application, proposing to operate and manage a vehicle repair business in an existing office/warehouse space. The total acreage of this site is estimated at 0.32 acres and consists of five (5) tenant units. The applicant proposes to occupy two tenant spaces; one space to accommodate the office work and garage shop area and one space to accommodate excess storage/materials. Approximately 1,486 square feet is warehouse and 104 square feet is office. Six (6) total parking stalls have been designated for this operation. The commercial operating hours are anticipated to be between the hours of 9:00 a.m. thru 7:00 p.m., Monday – Saturday. The applicant anticipates only one employee during the initial opening of the business.

The recommended amount of parking spaces for this proposed use is calculated to be one space per employee per shift plus 4 per service bay and 3 per 1,000 square feet of leasable floor office space. Based upon review of the submitted site plan, the amount of off-street parking required is five (5) for the auto repair use and one for the office use, requiring a minimum of six (6) parking stalls. Based upon the applicant’s submitted site plan, the required amount of off-street parking is sufficient and additional vehicles may be stored within the ‘Storage’ unit. The applicant has indicated that no further improvements are proposed such as; exterior facade lighting and outdoor parking lights. Since this proposed use is located on an existing developed parcel and the overall site or building mass size is not proposed to be altered, no

further development standards or improvements are required.

PLANNING COMMISSION MEETING

On Wednesday, May 25, 2016, this application was presented before the Planning Commission at their regularly scheduled meeting. During discussion and review of this application, including citizen testimonies concerning this proposed business, it was determined this application should be **tabled** until the applicant can provide the following:

- *Prepare a business plan, showing how to make the space work solely as a repair garage and addressing the parking issue; or*
- *If vehicle sales are included in your proposal, resubmittal of a new application identifying all proposed uses and determine if these uses can comply.*

The applicant has provided a revised business plan stating he will only proceed with vehicle repair. He also stated he has resolved the parking issue by removing his personal vehicles and only stores customer vehicles at this location. The applicant has also committed to store any vehicles inside prior to the businesses closing hours.

In reviewing this application and the above criteria, it appears this revised proposal will not be detrimental to the health, safety and welfare of people and businesses in the area, as long as the applicant can comply with any conditions proposed. There is an existing vehicle repair use approved to the East (Precision Automotive Car Care Center) and similar vehicle-related uses in the surrounding area, as well. All improvements exist, with sufficient utility capacity and emergency vehicle access. Staff does not anticipate any adverse impacts being created by this proposed use, provided the business is operated in accordance with this proposal. Through the Business License process, all Building and Fire Code requirements shall be taken care of.

STAFF RECOMMENDATION:

Based on the proposal's compliance with the Conditional Use Permit criteria and the above analysis, Staff would recommend that the Planning Commission approve the Conditional Use Permit for **Fast Garage LLC**, to be located at **6930 South 400 West, Ste. 3**, with the following conditions:

1. All vehicles related to the business shall be parked in the stalls associated with the tenant space or inside the building.
2. All vehicle work shall be performed inside the shop area.
3. Any vehicles kept overnight shall be stored inside the shop and storage area. Outdoor storage is prohibited.
4. Any vehicle sales are prohibited at this location.
5. The applicant shall comply with all requirements of the Building Official and Fire Marshal.
6. All requirements of the State regarding the storage and disposal of hazardous

- materials shall be satisfied at all time.
7. The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.
 8. All signage shall comply with the sign requirements for the CI zone and sign permits obtained before such signage is installed.

Ms. Costello suggested an additional condition that requires a formal review of this Conditional Use Permit in order to ensure all other conditions are consistently in compliance during the operation of this business.

Mr. Hilderman asked Ms. Costello if she would like Staff to perform an inspection and report their findings or would she like the applicant to attend a meeting for a formal follow-up.

Ms. Costello stated she is comfortable with staff performing an inspection and reporting back to the Planning Commission at a later time.

Mr. Wallin asked if there have been any new comments from the nearby business owners who voiced their concerns about this Conditional Use Permit during the Public Hearing.

Mr. Hilderman stated he received a call from one business owner who explained she was unable to attend the Public Hearing. She initially had some concerns regarding parking. Ever since she contacted the City she has noticed the applicant has done a good job of keeping his property clean and accessible.

Bolivar Monjaraz, 6930 South 400 West, Midvale, thanked the Planning Commissioners for the opportunity to work with them as well as for their understanding for his business.

Mr. Litster asked how long this business has been operating at this location.

Mr. Monjaraz replied they have been in operation for approximately three years.

Mr. Litster asked if Mr. Monjaraz if he ever obtained a business license to legally operate his business during that time.

Mr. Monjaraz explained they did not have a business license; however, it was never their intent to operate their business illegally. His wife submitted an application for a business license and they never received a license or any kind of indication that their application was denied. They assumed they were licensed and just never received the actual license in the mail. They recently hired an accountant for their business who informed them that they are not and never have been licensed to conduct business in Midvale City. The accountant explained to him that his application process wasn't completed. He would need to obtain a Conditional Use Permit before he can legitimately run his business.

Mr. Litster asked Mr. Monjaraz if he is familiar with the conditions of this permit.

Mr. Monjaraz stated he is not familiar with the conditions.

Mr. Hilderman read through the conditions aloud for the benefit of Mr. Monjaraz.

Mr. Wallin noted that Mr. Monjaraz used to sell vehicles at this location in the past. He asked if Mr. Monjaraz is able to operate his business without vehicles sales or if he is still selling vehicles at another location.

Mr. Monjaraz stated he is no longer involved in vehicle sales. His business relies exclusively on vehicle maintenance and repair. He added that he feels he will easily be able to comply with all of the conditions of this permit.

Mr. Litster stated that his biggest concern is that the applicant did not have a business license. He will take Mr. Monjaraz at his word that it was an accidental oversight.

Mr. Monjaraz thanked Mr. Litster for his understanding.

There were no further questions or comments.

MOTION:

Mr. Litster moved that, *“Based on the proposal’s compliance with the Conditional Use Permit criteria and the above analysis, I move to approve the Conditional Use Permit for Fast Garage, to be located at 6930 South 400 West, with the following conditions:*

- 1. All vehicles related to the business shall be parked in the stalls associated with the tenant space or inside the building.*
- 2. All vehicle work shall be performed inside the shop area.*
- 3. Any vehicles kept overnight shall be stored inside the shop and storage area. Outdoor storage is prohibited.*
- 4. Any vehicle sales are prohibited at this location.*
- 5. The applicant shall comply with all requirements of the Building Official and Fire Marshal.*
- 6. All requirements of the State regarding the storage and disposal of hazardous materials shall be satisfied at all times.*
- 7. The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.*
- 8. All signage shall comply with the sign requirements for the CI zone and sign permits obtained before such signage is installed.*
- 9. In 90 days the City Staff will inspect the facilities and report compliance or non-compliance with these conditions to the Planning Commission. Failure to comply with these conditions may result in the withdrawal of the Conditional Use Permit.”*

Ms. Costello seconded the motion. A roll call vote was taken.

Mr. Litster Yes
Ms. Costello Yes
Mr. Hanson Yes

Motion carried.

DISCUSSION

5. PROPOSED FENCE HEIGHTS TEXT AMENDMENT

Memorandum

Date: Thursday, June 2, 2016

To: Planning Commission Members

From: Matt Hilderman, Associate Planner

Subject: Discussion Regarding Proposed Text Amendment to Amend the Height Limitations for Fences, Hedges, and Walls

The City Council has made a request to review our existing fence ordinance for Single-Family and Multifamily Residential Zones and suggested to increase the height from the existing six-foot (6') maximum limitation to an eight-foot (8') maximum limitation or higher.

The Municipal Code development standards for fences, hedges, and walls states the following: *“No fence or wall may exceed six feet in height, four feet in height in the front yard setback, nor three feet in the clear view triangle.”*

This same language is also identified within the multifamily zones, some sections within higher- intensity zone districts, and in some areas an Administrative or Conditional Use Permit is required for fencing higher than six-feet (6').

Discussion with the Building Official determined there is language within the current and adopted 2012 IBC and IRC development codes that states fences not exceeding seven-feet (7') in height does not require a building permit for the construction of this feature. The Building Official also stated the City is preparing to adopt the 2015 IBC and IRC codes in July, 2016, where upon this language is continued.

During our initial discussion with the Planning Commission on April 27, 2016, the Commission requested that Staff provide some revised language proposing the increased fencing height and also language concerning standards that should be met to allow an increase.

Staff has provided three proposed examples for review and discussion. In summary, attachments address the following:

Attachment A – Increase from 6 ft. to 7 ft. of fence or wall (Allowed w/ no permit required)

Attachment B – Increase from 6 ft. to 7 ft. of fence or wall (Allowed w/no permit

**required); Increase to 8 ft. upon conditions being met; Z.A. may grant waiver
Attachment C – Increase from 6 ft. to 8 ft. of fence or wall (Allowed w/ permit required)**

Mr. Hilderman led a discussion with the Planning Commissioners regarding the items mentioned in the memorandum as well as in the proposed Text Amendments examples provided in attachments A-C. The Planning Commissioners had some general questions regarding the intent and application of this Text Amendment. They offered some suggestions for changes they would like staff to make.

MINUTES

6. REVIEW AND APPROVE MINUTES OF APRIL 27, 2016; MAY 11, 2016; AND MAY 25, 2016

The minutes of April 27, 2016; May 11, 2016; And May 25, 2016 were tabled to the next meeting.

ADJOURN:

Mr. Litster moved to adjourn at 9:47 PM

A handwritten signature in cursive script that reads "Nicole Selman". The signature is written in black ink and is positioned above a horizontal line.

Nicole Selman
DCD Administrative Assistant