

TOOELE CITY PLANNING COMMISSION
February 28, 2007
Minutes

Place: Tooele City Hall Council Chambers
90 North Main Street

Commission Members Present:

Shawn Milne, Chair
Phillip Montano
John Curwen
Ken Spence

Commission Members Excused:

Gary Searle
Bob Gowans
Fran Garcia
Jerald Sagers
Scott Wardle, City Council Representative

City Employees Present:

Roger Baker, City Attorney
Richard Jorgensen, Land Use Technician
Rachelle Custer, City Planner
Cary Campbell, Public Works Director

Minutes prepared by Andrea Cahoon

The meeting was called to order by Chairman Milne at 7:00 p.m. He excused Commissioners Fran Garcia, Gary Searle, Jerald Sagers, Bob Gowans and City Councilman Scott Wardle from the meeting.

1. PUBLIC HEARING & Recommendation on Final Plat Approval for UID Minor Subdivision No. 10 A One Lot Subdivision Consisting of 0.621 Acres for Lot 1001 Located at 485 South Brenda Place by Deryl Davis

Presented by Rachelle Custer

Ms. Custer explained to the Commission that Utah Industrial Depot (UID) was selling off a parcel of property and a building. There is no road dedication and it contains less than 10 lots so it is a minor subdivision that goes straight to final plat. The staff recommended approval.

Chairman Milne stated that this was a public hearing. No one came forward to address the issue.

Commissioner Curwen moved to close the public hearing. Commissioner Spence seconded the motion. All members present voted, “Aye.” The public hearing closed

at 7:01 p.m.

Commissioner Curwen moved to recommend approval of the final plat for the UID Minor Subdivision No. 10. Commissioner Montano seconded the motion. All members present voted, “Aye.”

2. **PUBLIC HEARING & Recommendation on Plat Approval for Canyon Rim Estates Phase 1, Lot 18 Amended. A Plat Vacating and Amending Lot 18 of Canyon Rim Estates Phase 1 to Adjust Public Utility Easements by Doug Kinsman**

Presented by Rachelle Custer

Ms. Custer said the property owner, Doug Kinsman, asked that the City vacate part of the easements on Lot 18 of the Canyon Rim Estates Phase 1. When it was originally platted about two-thirds of the lot was taken up by easements. The utility companies determined they didn't need that much so the easements have been trimmed up so they only encompass where the utilities actually are, making the lot usable. The plat has to be amended because the easements were recorded on the plat.

Chairman Milne asked if they were being trimmed up from the cross are shown on the plat? Ms. Custer said the easements are where the cross is on the diagram. Before it encompassed the entire area. She pointed out the area that used to have the easements and showed the Commission the buildable areas that would be on the amended lot. A copy of the proposed amended plat is included with these minutes as Exhibit A. Ms. Custer then explained that the home would be built in the bottom left area and a detached garage would be built on the bottom right area of the buildable areas on the lot.

Chairman Milne stated that this was a public hearing. No one came forward to address the issue.

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

Commissioner Montano asked if this only affected one lot? Ms. Custer said only lot 18 will be changed.

Commissioner Spence moved to recommend approval of the Canyon Rim Estates Phase 1, Lot 18 amended plat vacating and amending lot 18 to adjust public utility easements as discussed. Commissioner Montano seconded the motion. All members present voted, “Aye.”

3. **PUBLIC HEARING and Motion on Conditional Use Permit for a 25 ft. 6 ½ Inch Detached Garage to be Located at 114 W. Memory Lane by Doug Kinsman**

Presented by Rachelle Custer

Chairman Milne stated this was the same lot considered in the previous item. Ms. Custer showed the proposed elevation for the garage to the Commission. She explained that the applicant was

requesting permission to allow a 25 ft 6 ½ inch height for the detached garage to match the elevation of the home that he is building. Because it is a detached garage the Planning Commission can approve it with a conditional use permit up to 35 feet. Chairman Milne asked Ms. Custer if the garage was attached to the home it would not need to come before the Commission. Ms. Custer responded that was correct.

Chairman Milne stated this was a public hearing. No one came forward to address the issue.

Commissioner Spence moved close the public hearing. Commissioner Curwen seconded the motion. All members present voted, “Aye.” The public hearing closed at 7:07 p.m.

Chairman Milne stated that he felt this was one of the perfect instances in which they should allow the taller height. There are no neighbors against the proposal that came forward. The City staff had also recommended approval. Commissioner Curwen agreed and felt it would match well and was a good plan.

Chairman Milne asked if the garage will match the height of the home? The applicant, Doug Kinsman, explained that the home was actually a little bit taller and the reason for the variance request was that the pitch on the home is 10-12 and they wanted the same pitch on the garage. With the 10-12 pitch, the roof would be almost 15 feet tall without the garage under it.

Commissioner Milne asked if there were any neighbors to the northeast? Mr. Kinsman said there is a creek in that direction. Commissioner Milne said this was a difficult site.

Mr. Baker recommended that one condition be placed on the approval, that condition being that the garage materials and design be as represented on the elevations presented to the Commission. Mr. Kinsman said he had no problem with that. It will be brick and stucco. It will be similar on the house as they intend to match them to each other. The CC&Rs also required that it be constructed of brick and stucco.

Commissioner Curwen moved to approve the conditional use permit for a 25-foot 6 ½ inch height detached garage to be located at 114 W. Memory Lane by Doug Kinsman with the condition that the garage be built consistent to the elevations provided to the Planning Commission. Commissioner Spence seconded the motion. All members present voted, “Aye.”

4. **PUBLIC HEARING and Motion on Conditional Use Permit for a Home Occupation Beauty Salon Located at 254 W. Utah Avenue by Filomena Munguia**

Presented by Rachelle Custer

Ms. Custer explained that the resident of this home wants to run a one chair beauty shop. The home has been remodeled to accommodate the use and has been inspected. The hours of operation will be Tuesday through Saturday 9:00 a.m. to 6:00 p.m.. She will schedule to only have one client at a time in the home. The home is not handicap accessible and she has agreed in writing to go to any handicap persons home that requests her service and do their hair in their home. There is plenty of

parking to accommodate one customer at a time. The staff recommended approval with the condition that the applicant must live in the home.

Chairman Milne stated this was a public hearing. No one came forward to address the issue.

Commissioner Curwen moved to close the public hearing. Commissioner Montano seconded the motion. All members present voted, "Aye." The public hearing closed at 7:13 p.m.

Chairman Milne said with the staff recommending the requirement that the applicant live in the home, he asked if that was acceptable to the applicant? The applicant answered, "Yes."

Commissioner Spence moved to approve a conditional use permit for a home occupation beauty salon located at 254 W. Utah Avenue with the condition that the owner must live in the home. Commissioner Montano seconded the motion. All members present voted, "Aye."

5. PUBLIC HEARING and Motion on Conditional Use Permit for a Tire and Automobile Repair Shop to be Located at 60 North 50 West by Dave Dominguez

Presented by Rachelle Custer

Ms. Custer informed the Commission that Kyle Christensen was present representing the applicants. She then explained that Mario's Tires, currently located at First South and Main Street, is relocating. The new location is in the General Commercial zone, and they are building a new shop. She indicated that the elevations for the new building were included in their packets. They are proposing 15 parking stalls and five service bays, for a total of 20 parking stalls. The applicants need to provide one handicap stall, and the Staff recommended that they require the one handicap stall as a condition of the conditional use permit. With the square footage in the building, 18 parking stalls would be required, so the applicants meet that requirement. The conditional use permit was submitted January 31, 2007, and letters were sent to all of the property owners within 200 feet of the site.

The City staff recommended approval with the condition that the applicants are not allowed to store vehicles on the site for long periods of time and that all parking will be contained on the site. She recalled that when the last conditional use permit came through with a similar request (the RV repair shop on Broadway) the Planning Commission limited the length of time vehicles could be parked on the lot to less than ten days. Commissioner Milne felt that was an acceptable period of time.

Chairman Milne stated this was public hearing.

Kyle Christensen, the project manager representing the applicants, informed the Council that this is a tire store only. It is not an auto repair or auto body store. If there are vehicles left over night they will be inside. There will not be any vehicles stored outside at all.

Chairman Milne asked if the applicant would comply with keeping all of the parking inside the lot?

Mr. Christensen said they were very careful and went through several designs to meet the parking ordinance. They have exceeded those requirements. The rest of the ordinance requirements are exceeded as well. They spent a lot of time trying to design a building that will compliment that area and impact the neighbors as little as possible. There will be no lighting on the west side of the building. The noise will be contained to only normal business hours. The impact to the neighbors should be minimal. Chairman Milne asked what the hours of operation would be? Mr. Christensen responded 8:00 a.m. to 6:00 p.m. Monday through Saturday. Possibly only a half day on Saturday.

Chairman Milne asked Mr. Baker and Ms. Custer if the applicants ended up with an overwhelming amount of work and had to work late, would the noise created fall under the noise ordinance? He asked Mr. Baker if they should make it part of the conditional use? Mr. Baker answered that this is a commercial zone, so he was not inclined to set limits on hours of operation.

Ms. Custer stated that at their current location, Mario's does do some auto service and repair. She asked if he was no longer going to be doing that? Mr. Christensen responded that the repair work is limited to focusing on tires. The repair he does do is alignments. Ms. Custer said he also does brakes and oil changes. She explained to Mr. Christensen that they just wanted to make sure that all of the work he intends to do is covered with the conditional use permit. Mr. Christensen said he wasn't aware that the applicant did oil changes. Ms. Custer said, it is allowed. The concern is that it is in the conditional use. Commissioner Curwen said most tire places do brakes and conditioning as well. Mr. Christensen said the applicant doesn't do air conditioning and he wasn't aware that he did oil changes. Ms. Custer said they wanted to make sure the conditional use permit included all of the applicant's activities.

Commissioner Montano asked if they listed minor auto repair, if that would cover it? Mr. Baker said it would be appropriate not to broaden the conditional use permit beyond what the applicant needs. The City does not want to give a conditional use for any and all auto repair at this location if it is not necessary. Mr. Campbell said the Planning Commission should just give the applicant what he specifically asked for. Chairman Milne asked if they should put a restriction on the amount of time a vehicle can be parked on the lot? The Commission determined they should place that restriction on the permit. Mr. Christensen said ten days would be very reasonable. Commissioner Spence asked if that was in an ordinance? Ms. Custer said that was what the Planning Commission set previously and it set the precedent.

Ms. Custer asked if they need to consider the outside storage of old tires until the tires are removed off of the site? Mr. Christensen said they have a tire storage area inside. He explained there was also an area in the back (northwest) that could be enclosed if they needed additional space for tires. Chairman Milne asked how the staff felt about the outside storage? Ms. Custer said any outside storage must be enclosed and screened.

Commissioner Curwen asked where this property was located? Mr. Christensen said it is located just south of the U-Haul lot where Mountain Fuel used to be.

Sonia Moser, stated she lives on First West and this will be in her back yard. Her concern was noise. If she wants to have a BBQ on a Saturday, will it be very noisy? She asked for a noise retaining wall to be placed and explained that currently there is just wood fencing there.

Chairman Milne asked if the applicant has any intent to install a fence? Mr. Christensen said their plans showed a chain link fence, but they would consider putting in a solid wall on the west side. Chairman Milne said the applicants have represented that most of the work will be done inside the shop itself. Mr. Christensen said on the north side of the building there are two doors, and there will be three doors on the south side. The doors may be open in the summer when it is hot. Ms. Moser said she was only concerned about the noise and stated that from the elevations it looked like a nice building.

Commissioner Spence moved to close the public hearing. Commissioner Montano seconded the motion. All members present voted, "Aye." The public hearing closed at 7:26 p.m.

Commissioner Curwen asked about the existing fence. Chairman Milne said there is currently a wood fence that is 6 feet tall. He continued that Mr. Christensen said they would consider something else. Mr. Christensen stated as long as it is within a reasonable cost.

Commissioner Montano asked if this was located in the Downtown Overlay? Ms. Custer answered, "No." The overlay takes in the east side of 50 West, but not the west side, so they must meet the parking requirement. Commissioner Montano asked if this project takes up the entire lot? Mr. Christensen said, "Yes."

Mr. Jorgensen informed the Commission that this address should be an odd number since it is on the west side of the street. Commissioner Curwen felt this would be a nice addition to the area.

Commissioner Spence moved to approve a conditional use permit for a tire and automobile repair shop to be located at 60 North 50 West with the following conditions:

- 1. Any vehicle storage on the property will not be for long periods of time and will be limited to not more than 10 days;**
- 2. All parking will be contained on the site;**
- 3. Any exterior tire storage will be enclosed and screened;**
- 4. The business is limited to tire and accessory repair work; and**
- 5. A 6-foot concrete masonry type fence will be constructed on the west property line to mitigate any noise problems.**

Commissioner Curwen seconded the motion.

Commissioner Montano was concerned about the price associated with requiring a masonry type wall. He asked the Commission what they felt about vinyl? Mr. Baker asked what the relative noise protection value of vinyl is versus masonry? Commissioner Montano said masonry is much better. Commissioner Spence said even with a masonry fence, it may be overkill on the west side, but may not help the neighbors to the northwest and the southwest. Chairman Milne said there is a representative here, not the actual applicant. If the doors are down, that should help with the noise.

He stated he was fairly certain that any noise would be some what mitigated. Other residential neighbors were informed of the meeting, but they were not here to voice any concerns.

Commissioner Montano asked what the building was to be constructed of? Mr. Christensen said it will have a wood frame, and brick exterior. Commissioner Montano thought the building would contain most of the noise from the business activities. Commissioner Spence asked if the Commission could place a condition on the permit that the Planning Commission will not require a fence or wall initially, but if noise is a problem, it will have to be constructed. Mr. Baker replied that was very tricky. He continued that Mr. Spence's current motion being considered would be legally justifiable because of the adverse impact being addressed--the noise issue--and that the property line is the dividing line between the commercial and residential zones. He stated they could amend the motion, but he felt it was legally fine.

Commissioner Spence determined that his motion stood as stated. Mr. Baker explained that the Planning Commission is addressing the issue of noise as an adverse impact. He suggested that the Planning Commission require the most noise reflectant or absorbing material. Mr. Christensen said they could plant pine trees along the property line. Chairman Milne asked if that would be in addition to the proposed fencing? Mr. Christensen suggested a chain link fence with privacy slats, and then having the pine trees along the fence. Chairman Milne asked Ms. Moser how that sounded to her? Ms. Moser stated that chain link didn't thrill her. She would be viewing a chain link fence with trees on the other side.

Chairman Milne said the applicant is willing to compromise, and so is Ms. Moser so there should be a solution. Mr. Baker said this is a perfect example of the Planning Commission identifying a potential adverse impact of this use on the neighbors, and imposing a condition to mitigate the adverse impact. The Commission is trying to identify a condition that will remove that adverse effect to the greatest extent possible, within reason. He continued that Commissioner Spence had made a motion that satisfied the legal requirements within reason. Commissioner Spence said he did not want to amend the motion.

Commissioner Montano asked if the applicants could bring two to three options to them to solve the problem? He didn't want the applicants to think that the Commission was being unfair. He agreed that there should be something constructed along that property line.

Mr. Christensen said they were okay with a block or brick fence. He explained that the owner of the property, Dave, is a contractor and has cement crews and other resources. Commissioner Curwen said the fence will last forever.

Commissioner Montano said the Planning Commission may be setting a new precedent that they require a buffer zone along that whole area between the commercial and residential areas. Mr. Baker said that assumes that they have the same adverse conditions. Ms. Moser said there are only three residences affected by this. Commissioner Montano asked if 6 feet tall is as high as they can go? Mr. Campbell said to go more than 6 feet would require a building permit. Commissioner Montano thought six feet would be adequate.

Chairman Milne called for a vote on the motion on the floor. All members present voted, "Aye."

6. **PUBLIC HEARING and Recommendation on Ordinance to Change the General Plan Land Use Element for Approximately 148.53 Acres of Property Located at Approximately 1800 W Hwy 112 from Rural Residential to Industrial by Garry Bolinder**

Presented by Rachelle Custer

Ms. Custer informed the Council that Bolinder Real Estate had requested a change to the General Plan Land Use Element to allow Industrial zoning on their land located at approximately 1800 West Hwy 112. They currently have a gravel pit that is a nonconforming, grand fathered use. They are requesting this change so they can put a batch plant there. The Industrial zoning fits the area whereas the Utah Industrial Depot is across the road and it is kind of an industrial area. The area is located within the gateway so they will have to follow the gateway overlay ordinances. She referred to a letter included in the Commission's packets that addressed the reasons for the applicant's requests and what they feel the benefits will be to Tooele City if they changed this on the general plan.

Mr. Campbell said in two weeks the staff will be bringing a proposal from an applicant requesting that the area just to the east of this be zoned Industrial as well.

Chairman Milne stated this was a public hearing.

Melanie Hammer, a Tooele City resident, stated that she was concerned about the increased traffic. She wondered what their planned route would be when 1000 North is finished? She said Roger's Road is already very dangerous. It is a blind corner. She was concerned with big heavy trucks going up and down the road and was concerned with what would happen to that intersection.

Mr. Baker explained that Industrial Loop Road is where 1000 North is anticipated to intersect with SR 112. He stated he could not address the Roger's Road concern. Chairman Milne said he didn't know either. He agreed that it was a dangerous intersection.

Mr. Campbell said as the roads are being improved, they will require deceleration and acceleration lanes. He felt that Roger's Road won't be used as much when 1000 North is complete.

Chairman Milne said for a long time the City has regarded this area as where they want industrial uses to go. Ms. Custer reminded them that the gravel pit is currently in operation. The batch plant will only increase the traffic a bit.

Gary Bolinder addressed Ms. Hammer's concern as well and said that currently all of the batch plants are on the other end of town, so every load that goes to Grantsville or the west desert comes down Main Street. This will eliminate a lot of traffic in Tooele City. There will be some traffic on

1000 North. Roger's Road is not a good road to travel as it is not safe. Ms. Hammer said the accelerating lanes would be helpful. Chairman Milne said he would like to see that happen, but the City can't dictate to UDOT what they do. Mr. Campbell said that is what they have at the plant, and UDOT required it at the Karl Smith Museum. He didn't think the State would require anything less than that. Chairman Milne said as they build out the batch plant, they will have to make improvements. Ms. Custer and Mr. Campbell said the improvements are already there. Mr. Bolinder explained they had a batch plant there for 15 years. Everything is already there.

Commissioner Curwen moved to close the public hearing. Commissioner Spence seconded the motion. All members present voted, "Aye." The public hearing closed at 7:53 p.m.

Commissioner Curwen moved to recommend approval to change the general land use element for approximately 148.53 acres of property located at approximately 1800 W. Hwy 112 from Rural Residential to Industrial. Commissioner Montano seconded the motion. All members present voted, "Aye."

7. **PUBLIC HEARING and Recommendation on an Ordinance to Change the Current Zoning on 148.53 Acres of Property Located at Approximately 1800 W Hwy 112 from Rural Residential 5 Acre Lots to Industrial by Garry Bolinder**

Presented by Rachelle Custer

Ms. Custer said this is the same property that was discussed in the previous agenda item. It is a request to rezone the area. The City has to change the master plan (as in agenda item 6) before the zoning can be changed.

Chairman Milne stated that this was a public hearing. No one came forward to address the issue.

Commissioner Spence moved to close the public hearing. Commissioner Curwen seconded the motion. All members present voted, "Aye." The public hearing closed at 7:55 p.m.

Commissioner Spence moved to recommend approval of an ordinance to change the current zoning on 148.53 acres of property located at approximately 1800 W. Hwy 112 from Rural Residential 5 Acre Lots to Industrial. Commissioner Montano seconded the motion. All members present voted, "Aye."

8. **PUBLIC HEARING and Recommendation on Preliminary Plan Approval for Overlake Estates Phase 1H a Two Lot Commercial Subdivision by Tooele Associates**

Presented by Rachelle Custer

Ms. Custer informed the Commission that this is a two lot commercial subdivision on 2000 North, and the lots will be 127 East and 99 East. She referred the Commissioners to the memorandum from Paul Hansen on this issue that was included in their packets. A copy of this memorandum is included with these minutes as Exhibit B.

Chairman Milne asked Mr. Baker to summarize Paul Hansen's memorandum to them. Mr. Baker said the administration was recommending that the Planning Commission recommend approval of the subdivision conditioned expressly upon the items which have been outlined in Paul Hansen's memorandum. That is the completion of all of the public improvements from prior phases before any new phases are approved, and that there be a preliminary plan submitted. Mr. Baker had noticed that this plat submitted to the Planning Commission stated preliminary plat. Ms. Custer believed that the preliminary and final plats were submitted together. Mr. Baker said item number three in the memorandum is that storm water detention be addressed to the satisfaction of the Public Works Director and the City Engineer, and the fourth item addressed was that the public improvements on 2000 North, associated with this development, be completed. He said basically the City doesn't have any objections to this subdivision as presented other than that for the Planning Commission to recommend approval, and for the City Council to approve the subdivision, Tooele Associates must comply with all of its obligations under the bond agreements and City Code for the prior phases.

Chairman Milne stated that this was a public hearing.

Melanie Hammer, stated that she had no problems with the new subdivision, but that she was glad to hear of the City administration's recommendation because Tooele Associates needs to finish the things they have started. She stated she had lived in the Overlake Development since December of 1997, and there were lots of things promised by the developer that have not come to pass. Her biggest concerns were the completion of 2000 North and 400 West.

Commissioner Curwen moved to close the public hearing. Commissioner Montano seconded the motion. All members present voted, "Aye." The public hearing closed at 8:00 p.m.

Commissioner Montano asked what Tooele Associates has left to finish? Mr. Baker explained there are currently approved phases 1A through 1J, and there is no 1I, so there are nine phases. Phase 1A has public improvements that have been accepted by resolution of the City Council. That is the required process. All of the remaining phases have some aspect of the public improvements that are defective or incomplete. Some of them are minor, and some are significant. The most obvious and expansive being 400 West street. The final layer of asphalt has yet to be laid on the road, the full width was never constructed, the landscape on the east and west side has never been installed, and the medians in the road were not completed and landscaped. There are hundreds of items that have been enumerated in correspondence to Tooele Associates. The staff would not recommend approval without the condition that they (Tooele Associates) finish what they started and complete the prior phases.

Commissioner Montano said this bothered him (i.e., the developer's failure to meet its commitments). Maceys didn't meet their commitments either. They should meet their commitments. He wanted to know who signed off on the buildings and gave occupancy permits when they didn't meet their requirements? The Maceys issue was seven years old. He felt they (the City) should have held them (Macey's) to the requirements long before they did. He stated he did not understand how the City gets to this point. None of the occupancy permits should have been

issued.

Mr. Baker explained further. The City has two major times of inspection for public improvements. The first inspection occurs when the improvements are initially installed and completed. The second inspection occurs at the end of the one year warranty period. Occupancy is allowed once the improvements are initially approved. The City does not make people wait a whole year until the warranty inspection to be able to move in. People did not move in without any street or sidewalk. The public improvements were in when the occupancy was let and since that time construction defects have appeared. Some items are missing such as water valves in the street, or they have been covered up and cannot be located unless the street is torn up. Occupancy was properly allowed, but the developer never obtained the warranty inspections, and the City has located hundreds of defects that are warranty related items that need to be taken care of. Referring to Aaron Drive and Berra Boulevard Mr. Baker explained that the undeveloped side where there are no homes, does not have curb, gutter, and sidewalks, but the side with homes does have sidewalks. These are the types of things that need to be finished. He explained that he had not discussed with the Planning Commission the lawsuit between Tooele City and Tooele Associates. He stated it was a big, difficult lawsuit, and these public improvements in their incomplete and defective state is a major component of the City's counter suit. The City has alleged that Tooele Associates has not only failed to meet their obligations under City code, but they have breached their bond agreement, and they have breached the development agreement. He hoped that gave the Commission a little context as to what was being presented and the important approval condition they were asking to be included.

Commissioner Montano said there are items that were unidentified or not installed and those things need to be completed according to the plans from the original subdivision approvals. Mr. Baker said that was exactly right. The construction documents identify exactly what they need to do. Mr. Baker said the Commission could simply make reference to Paul Hansen's memorandum when addressing that condition. The staff was not recommending denial. They were recommending approval conditioned upon them (Tooele Associates) performing their obligations.

Commissioner Montano moved to recommend approval of the preliminary plan for the Overlake Estates Phase 1H 2-lot commercial subdivision with the condition that the applicant meets all conditions set forth in the Memorandum from Paul Hansen dated January 23, 2007 (a copy of which is included with these minutes as Exhibit B). Commissioner Spence seconded the motion. All members present voted, "Aye."

9. **Review and Approval of Planning Commission Minutes for Meeting Held January 24, 2007**

Commissioner Curwen moved to approve the minutes from the meeting held on January 24, 2007, as presented. Commissioner Spence seconded the motion. All members present voted, "Aye."

10. **Adjourn**

Mr. Baker informed the Commission that this was Andrea Cahoon's last meeting that she would be taking the minutes at. Chairman Milne and the other Commissioners thanked her for her years of service and wished her luck in her new endeavors.

Commissioner Milne moved to adjourn the meeting. Commissioner Curwen seconded the motion. All members present voted, "Aye." The meeting adjourned at 8:13 p.m.

Approved by Shawn Milne, Chair

This 14 day of March 2007