

# Minutes of the Syracuse Planning Commission Regular Meeting January 7, 2020

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Minutes of the Regular Meeting of the Syracuse City Planning Commission held on January 7, 2020, at 6:00 p.m., in the Council Chambers located at 1979 West 1900 South, Syracuse City, Davis County, Utah.

- Present:**
- Commission Members: Brett Cragun, Chair  
Larry Johnson, Vice Chair  
G. Ivy Ruelan  
Alan Gallegos  
Keeth Kennington  
Nicholas Weber
- City Employees: Noah Steele, Community & Economic Development Director  
Royce Davies, Planner  
Paul Roberts, City Attorney  
Brian Bloemen, City Engineer  
Golden Barrett, Fire Marshall
- City Council: Councilmember W. Seth Teague
- Excused: Heather Davies, Administrative Professional  
Grant Thorson  
Greg Day
- Visitors:
- |                          |                               |                                 |
|--------------------------|-------------------------------|---------------------------------|
| <b>Edith Reniker</b>     | <b>Art &amp; Dixie Cragun</b> | <b>Jeremy Johnson</b>           |
| <b>Jim Williams</b>      | <b>Tony Brown</b>             | <b>Tom &amp; Ramona Johnson</b> |
| <b>Rebecca Thomason</b>  | <b>Art Thomason</b>           | <b>Ryan Christensen</b>         |
| <b>Benjamin Peterson</b> | <b>Janet Call</b>             | <b>Jim King</b>                 |
| <b>Shirley Jackson</b>   | <b>DeWayne Jackson</b>        | <b>Angie Van Leer</b>           |
| <b>Ken Albright</b>      | <b>Amy Handy</b>              | <b>Brandon Handy</b>            |
| <b>Nathan Coburn</b>     | <b>Gary Cragun</b>            | <b>Casey Durrans</b>            |
| <b>Josh Marshall</b>     | <b>Heather Marshall</b>       | <b>Vicki Shurtliff</b>          |
| <b>Sheila Coburn</b>     | <b>Justin Jensen</b>          | <b>Dallas Jensen</b>            |
| <b>Amy Durrans</b>       | <b>Janet Maler</b>            | <b>Hilary Steidley</b>          |
| <b>Kaiden</b>            | <b>Ann St. Peter</b>          | <b>Brooke Hixon</b>             |
| <b>Lisa Albright</b>     | <b>Brigitte Hassen</b>        | <b>Jeanette Sharp</b>           |
| <b>Robert Hassell</b>    | <b>Keith Bourgeois</b>        | <b>William West</b>             |
| <b>Melissa Miles</b>     | <b>Lisa Kecker</b>            | <b>Steve Miller</b>             |
| <b>Doug Hammond</b>      | <b>Josh Winward</b>           |                                 |

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**1. Meeting Called to Order:**

Chair Cragun called the meeting to order and noted that Commissioners Thorson and Day are excused from the meeting. Commissioner Kennington provided an invocation. The Pledge of Allegiance was led by Commissioner Johnson.

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COMMISSIONER **RUELAN** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE JANUARY 7, 2020 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER **GALLEGOS**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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**2. Meeting Minutes:**

There are no meeting minutes to approve.

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**3. Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

Open public comment. Chair Cragun notes that the Public Comment for item number 4 has been closed and this is the time to address the Commission.

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Mr. Josh Hughes, of Syracuse, shares that he has been working with Wright Development to rezone and develop this property. Mr. Hughes shares that they visited the neighbors of this project and felt that it went well.

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Ms. Edith Reniker, of Syracuse, shares her distaste for a Commissioner to not recuse himself from the last meeting when discussing item #4. Ms. Reniker is not in favor of this project.

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Mr. Archer Tomlinson, of Syracuse, felt that it was great to have the developers come and talk to them. Mr. Tomlinson shares that a traffic study needs to be done because you cannot get out onto the road along 1475 W. He continues to share his distaste for having a garbage can so close to his back yard as well as the number of units for the project.

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Chair Cragun notes that he did receive a signed petition that states, "We the undersigned opposed any apartment/condo complexes at 1283 W 1700 S, Syracuse, UT."

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Mr. Matthew Cragun, of Syracuse, shares his concerns for the kids running across the street to get to the school and suggests the need for special cross walk lights. Mr. Cragun suggests a dog park to be put near the fire station.

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Mr. Brandon Handy, of Syracuse, shares his concern for the traffic on 1475 W. Mr. Handy shares that his only physical barrier is his existing fence and suggests a physical barrier to be installed between the properties.

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Ms. Amy Durrans, of Syracuse, shares that she is not in favor of this project. Ms. Durrans shared her appreciation for the developer coming and talking over items with the residents. She does point out that the packet indicates trees and shrubs every 50 feet instead of 30 feet as it was stated in the last meeting. Ms. Durrans also would not like a dumpster next to her backyard. She is curious on the covered parking. Ms. Durrans is also in favor of low density in that area.

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Mr. Dustin Jensen, of Syracuse, shares that his community/neighborhood cares about the look and feel of their community. Mr. Jensen is concerned about the front entrance of our City and doesn't feel like a development like this would build out City. Mr. Jensen is concerned about the traffic and crossing of the street for the kids. Mr. Jensen is concerned for the 10-foot space between a barrier and garages that people could hide making it unsafe.

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Mr. Ryan Christensen, of Syracuse, shares that the schools are already packed and therefore there is no room for additional children. Mr. Christensen also shares his concern for the traffic when children are crossing the street.

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Ms. Amy Handy, of Syracuse, shares that the traffic study shows that Antelope Drive can handle the traffic but did not take into consideration 1475 W. Ms. Handy does know that the Davis School District does own land, but that there are no schools under construction at the time. Ms. Handy is grateful that Councilmember Savage came to their meeting last Sunday and has an interest in hearing the concerns of the residents. Ms. Handy is also concerned for the number of rentals that will come from this project and for the long term affects rentals can have on the building/property.

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Mr. Casey Durrans, of Syracuse, shares his concerns for the drainage for the property. He also has concerns for the garbage cans next to his home and lack of buffering between the projects.

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Ms. Hillary Staley, of Syracuse, is opposed to the density and the traffic and safety issues it would bring to the City. Ms. Staley would like less density and increased green space.

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Mr. Bill West, of Syracuse, has concerns for the water pressure with the addition of more homes. Mr. West is afraid that the addition of apartments will make the City look like a slum as this property is the entrance to the City.

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Ms. Angie St. Clair, of Clearfield, has concerns for the property located at 1100 S and 1000 W. Ms. St. Clair has concerns for the rezone to homes as she was told that it was green space and cemetery. She has concerns for the additional traffic and impacts on the schools. Ms. St. Clair that she has gone around the neighborhood and gotten signatures to stop the rezone and keep it as green space. Ms. St. Clair gives the Chair the petition.

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Mr. Jim Williams, of Syracuse, agrees with what has been said and reiterates the concerns for the water pressure. Mr. Williams is not in favor of the high density. Mr. Williams was happy that the developer met with him. Mr. Williams shares that there needs to be a survey done where the townhomes are going to be built as there is 4 feet of land that the homes own and pay taxes on. Mr. Williams also shares the concern for the kids with the detention ponds and dog park.

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Ms. Brooke Hickson, of Syracuse, shares that she was told the property would be commercial when they bought their home. Ms. Hickson is not in favor of 3 story apartments close to their home. Ms. Hickson would like to see an increase in the buffering. She also points out that the packet doesn't have a two-story option for the apartments. Ms. Hickson is not in favor of the high density. She is also curious if UDOT has ever approved another entrance onto Antelope Drive to help the traffic on 1475 W.

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Ms. Anne St. Peter, of Syracuse, shares that the apartments and townhomes don't match the look and feel of the City. She continues to ask how the developer plans to maintain the apartments. She also states that there needs to be a traffic study of 1475 W. Ms. St. Peter says that she feels there needs to be more buffering to include trees and green space.

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Mr. Doug Hammond, of Syracuse, suggests requiring background checks on those moving into the apartments as well as having a defined look for the buildings. Mr. Hammond is also asking that the white house be moved to another property to be used in conjunction with the museum as it is one of the oldest houses in Syracuse.

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Mr. Ken Albright, of Syracuse, is not in favor of the rezone for the Holt property. Mr. Albright shares that there is not enough notification of this meeting and feels that more residents need to be informed. Mr. Albright is not in favor of the garbage can next to his home as well as wanting to know what the garages are going to look like. His greatest concerns are for the 10 ft space between the garages and the neighborhood. He states his concern for the tweens hanging out in that area. Mr. Albright is curious if the fencing will be a sound barrier as well as the packet does not show a decrease in density.

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Mr. Ben Peterson, of Syracuse, does not feel that mixed-use is the best option for that property along 1475 W and Antelope Drive.

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Ms. Vickie Shurtliff, of Syracuse, shares her concerns for the speeds and traffic along 1475 W. Ms. Shurtliff shares that she did not see any public notices published on this land and is disappointed in Syracuse. She is also curious if there is a playground area to help the kids not play in the streets. Ms. Shurtliff shares that the water pressure is so poor and feels that if there was enough water, perhaps these units could stay nice looking.

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Mr. Jeremy Johnson, of Syracuse, is not in favor of the project and would rather single-family or senior home be built on that property.

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Ms. Dallas Jensen, of Syracuse, shares that she walks home from school along 1475 W and is not in favor of this proposed project.

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Mr. Steve Johnson, of Syracuse, shares that Wright Development is also trying to put apartments and townhomes on two properties neighboring Smith's Market on 1000 W and Antelope Drive. Mr. Johnson is not in favor of having apartments built all over Syracuse.

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Ms. Amy Durrans, of Syracuse, feels the need for the garbage situation to be addressed for the Holt property project.

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Mr. Josh Johnson, of Syracuse, is not in favor of high density. Mr. Johnson shares that the detention basins flood the neighborhood along Allison Way and shares concern for adding more water.

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Close public comment.

[7:02:16 PM](#)

#### **4. Rezone (Continued from December 17, 2019) – Rezone of approx. 15.87 acres from A-1 (Agriculture) to MXD (Mixed-Use Development), located at approx. 1283 W 1700 S**

Chair Cragun asks Staff to address the noticing comment that was made by one of the residents. Mr. Steele shares that by law they are required to publish the notices at City Hall, publish in the paper, the Utah Public Notice website, the City's website, post signs on the property, and mail notices to those within 300 feet of the property. There are a few indistinguishable comments from the public.

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A gentleman comes forward to share that he talked to friends that live south and west of 3000 W and states that they do not wish to have this type of project built for the entrance of the City.

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Mr. Noah Steele, CED Director, gives a little back story to the rezone for this project. Mr. Steele shares that this rezone request came from Wright Development for this project. He continues to share that the information can be found on the City's website and residents are more than welcome to sign up for notifications on the website for projects such as these. Mr. Steele shares that he looked up a traffic manual for the traffic study presented in the packet. As far as utilities and traffic capacity along 1700 S, the City feels that it will be able to take in this type of development. Mr. Steele shares the requirements for buffering as outlined in the Code.

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Mr. Logan Johnson, the applicant, comes forward and asks Staff to pull up the old concept and compare the file with the concept in the packet. Mr. Johnson shares that they met with neighbors of the project and City Council members. Mr. Johnson shares that they made a slight reduction of units from 318 to 305 units. City Council members wanted an increase in amenities and therefore they reduced some units to help with the green. Mr. Johnson presents a buffering illustration. Mr. Johnson shares that there are going to be trees and fencing as well as where the garages are so that the Commission and residents can see how it would look. Mr. Johnson shares that they are increasing the tree count to help with buffering. Mr. Johnson shows that they are wanting to have work/live units and even provided a color designation of where there are commercial components. Mr. Johnson also shares that multi-family would generate less traffic than a commercial use on the property.

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Commissioner Johnson questions where and how many dumpsters are going to be on the project. Mr. Johnson shares that they have moved the dumpsters closer to their buildings rather than the south property line.

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Commissioner Ruelan asks if the property is already purchased. Mr. Johnson shares that they have not purchased the property. Commissioner Ruelan is curious of the floor plans for this project. Mr. Johnson shares that the apartments and townhomes will range in size from 900-1800 square feet. Mr. Johnson shares that the starting rents will be from \$1200-1800 for rent. Commissioner Ruelan is curious on the height of the buildings. Mr. Johnson shares that the highest point is 42 feet. Commissioner Ruelan shares that Code 10.92.040.6 © says that buildings located to existing single-family homes shall be a maximum of two stories and/or 35 feet, whichever is shorter. Mr. Steele is bringing the Code up for review.

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Mr. Steele pulls up the Code 10.92.040(B) Density. Unit densities and housing product types shall be distributed on site with extreme sensitivity to adjacent development type and density. Units per acre shall be tapered down when near property boundaries of single-family development. Density is form based, no minimum units per acre. Code(F)(3) reads, Building Height. A maximum height of 35 feet from ground to the top of the roof structure. Buildings located adjacent to existing single-family detached homes shall be a maximum of two stories and/or 30 feet, whichever is shorter. A bonus height up to 40 feet or three stories, whichever is shorter, is permitted for buildings with leasable first-floor commercial. Nonhabitable towers, parapets, or other decorative architectural features, excluding roof structure, shall be allowed over 35 feet but not to exceed 45 feet. Mr. Steele shares that it could be argued that this is adjacent to single-family.

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Mr. Johnson states that he will work with Staff on the interpretation of the Code. Commissioner Ruelan reads from Code 10.92.040(A)(4) which reads, Rear yard setback: as measure from foundation to adjacent property line or between buildings, 20 feet. Commissioner Ruelan shares that on there is a neighbor who posted on the Syracuse Citizens page shares that her house is 8 ft. from the project. Mr. Steele feels that she might be talking about the project by Sunset Park Villas that was built at a different setback based on the zoning and timeline of the Code. Commissioner Ruelan asks how many units they are building. Mr. Johnson shares there are some 24-plexes and 12-plexes.

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There is discussion as to how to form a motion and how the processes of plans and such will be addressed as approvals are given. Mr. Paul Roberts shares that with the rezone, there needs to be consideration of the site plan. If there are changes that need to be made, those need to be noted and made known to the Council. This item will come back for a Site Plan. Commissioner Kennington asks if there is only one way in and one way out of the project. Mr. Johnson shares that there are potentially 4 accesses. One potentially on Antelope Drive, two on 1475 West, and potentially a cross access to the neighboring commercial project, Shadow Point.

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Mr. Johnson shares that the garbage cans are moved off the southern border and they have added additional receptacles. He continues to share that they are intending to add additional trees to be every 15 feet or less in the buffer zone. Mr. Johnson states that they are working on a traffic study. There is an access to be on 1475 W for safety concerns. As far as covered parking, there will be garages, carports, and open stalls. Mr. Johnson shares that there will be subsurface drainage channels and feel that the drainage issues will be severely lessened if not completely gone. There will be impact fees to help with the water pressure issues. A title report has been done and the property will be surveyed if the project gets approval to help with property line and easement concerns. Mr. Johnson feels like this is an ideal spot for Mixed-Use as it does meet the General Plan for this area.

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Mr. Steele helps answer some of the questions from the Commission. He shares that we have well rights as well as impact fees from each development that help make improvements to our water systems. Mr. Steele shares that we receive water shares for secondary water to help with pressure. Mr. Brian Bloemen, City Engineer, share shares that this project would have potential to have low quality pressure if they do connect to our system.

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Commissioner Kennington shares that he does feel the developer has addressed a lot of the concerns that the residents and City has brought forth. Commissioner Kennington shares his personal experience with how the residents feel concerned for a large building next to single-family. Commissioner Kennington would like to see a traffic study. Commissioner Johnson shares that his interpretation of the Code with having two-story buildings next to existing single-family means that they would need to have a reduction of units on the southern border to help keep the Code. Commissioner Johnson is in favor of the project but feels that it can be made better with adjustments to the building height and the 10-foot ally way. Commissioner Gallegos doesn't feel that it is prudent to make a recommendation to the Council tonight. Commissioner Gallegos doesn't like the flow of the traffic and feels that there are a lot of loose ends on this project that need to be addressed before a recommendation can be made tonight. Commissioner Weber is curious as to why an Architectural Review Committee hasn't viewed this project yet. Mr. Roberts shares that after a zoning approval, the ARC would meet to discuss the design of the building. Chair Cragun verifies the process of approvals for this project. Commissioner Kennington is curious if the Fire Dept. has discussed each apartment would have its own water.

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Mr. Bloemen shares that it is a proposed change waiting Council's approval to have each individual unit to be serviced rather than one meter. Mr. Johnson shares that they will recommend denial with specific reasons if they feel more

comfortable. Mr. Johnson shares that they would rather approval but understand the concerns the Commission has. Chair Cragun does feel that this type of use is perfect for this property, but does have some concerns with water, traffic and buffering.

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Commissioner Ruelan is curious if the applicant would be willing to give up some of the surrounding property for a running trail. Staff recommends not negotiating at this point with developer.

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COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION RECOMMEND THE CITY COUNCIL APPROVE THE REZONE OF 15.78 ACRES FROM A-1 TO MIXED-USE LOCATED APPROX 1782 W 1700 S WITH THE CONDITION:

1. TRAFFIC STUDY DONE
2. ANTELOPE SECONDARY ACCESS IS APPROVED BY UDOT
3. BUFFERING PLAN PUT IN PLACE ALONG THE SOUTHERN BORDER, ADEQUATELY TAKES CARE OF THE ALLEY WAY AND APPEASES THE HOMEOWNERS ON THE OTHER SIDE
4. SOUTHERN BORDER TWO-STORY BUILDINGS AS IT IS ADJACENT TO EXISTING SINGLE-FAMILY RESIDENTIAL.

COMMISSIONER WEBER ASKS THAT THE MOTION INCLUDE THE ADDRESSING OF GARBAGE/DUMPSTER LOCATIONS ALONG THE SOUTHERN AND NORTHERN BORDER. COMMISSIONER JOHNSON APPROVES OF THE ADDITIONS. COMMISSIONER **KENNINGTON** SECONDS THE MOTION. THE MOTION PASSES 4-2.

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**5. Public Hearing – Amendment to Syracuse City Code Section 10.75 PRD (Planned Residential Development)**

Amending the Minimum Development Acreage

Mr. Noah Steele shares that the current PRD requires a minimum of 4.5 acres. The City has received an application to reduce the minimum to 3 acres. Mr. Steele shares that they have reviewed some draft language that would create a new section that removes the minimum acreage and has language in place to ensure that the development is sensitive to the existing surrounding development, provide landscape buffering, restricts building heights, have compatible architectural themes, have an HOA, and sign a development agreement. Staff recommends following this as there are a lot of tools to help ensure a great project. If there is a zone change, the City can always say no regardless of what the ordinance says.

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Open Public Comment.

[8:04:10 PM](#)

Close Public Comment.

[8:04:24 PM](#)

Commissioner Johnson shares that he feels that the limited acreage does limit what can be built in the City and feels that it would be best to deal with the rezones on a project by project basis. Commissioner Kennington agrees with Commissioner Johnson. Chair Cragun verifies that it doesn't have a minimum acreage requirement. Mr. Steele shares that the proposed language has stricken the minimum requirements.

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COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION RECOMMEND THE CITY COUNCIL APPROVE THE AMENDMENTS TO SYRACUSE CITY CODE SECTION 10.75 PRD (PLANNED RESIDENTIAL DEVELOPMENT), AMENDING THE MINIMUM DEVELOPMENT ACREAGE. COMMISSIONER **RUELAN** SECONDED THE MOTION. THIS MOTION CARRIES UNANIMOUSLY.

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**6. Adjourn**

COMMISSIONER **RUELAN** MADE A MOTION TO ADJOURN. THE MOTION CARRIED UNANIMOUSLY.

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Brett Cragun, Chairman  
Date Approved: \_\_\_\_\_

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Commission Secretary

## Minutes of the Syracuse Planning Commission Work Session, January 7, 2020

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Minutes of the Syracuse City Planning Commission Work Session held on January 7, 2020, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members: Brett Cragun, Chair  
Larry Johnson, Vice Chair  
G. Ivy Ruelan  
Alan Gallegos  
Keeth Kennington  
Nicholas Weber

City Employees: Noah Steele, Community & Economic Development Director  
Royce Davies, Planner  
Paul Roberts, City Attorney

City Council: Councilmember Corrine Bolduc

Excused: Heather Davies, Administrative Professional  
Greg Day  
Grant Thorson

Visitors:

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Chair Cragun starts the Work Session.

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**1. Department Business:**

**a. City Council Liaison Report**

- The Council asked for the Commission to pray for the military families overseas.

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**b. City Attorney Updates**

Paul Roberts, City Attorney, does not have any items for this evening.

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**c. Upcoming Agenda Items**

Mr. Steele shares that they have no items and therefore have the potential to cancel the meeting.

- Bear River Storage Industrial Site Plan and Development Agreement
- Rezone to the west of the Assisted Living by the Rush. Wants to split the lot into two lots. City Council would have to open the General Plan to allow for the rezone
- Councilmember Bolduc shared a reminder about the PC Dinner with the Mayor on the 30th.

The Commission is in favor of not holding a meeting. Staff will publish a notice that the meeting will be cancelled. Mr. Roberts shares that this would be a beneficial time to do some trainings and educating on zones and potential projects. There is discussion as to when Site Plans 'stick'. Mr. Steele shares the processes for Site Plans and where to find it in the Code.

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**2. Discussion Items:**

**a. Amendment to SCC 10.75 Reducing the Minimum Project Acreage in the PRD (planned Residential Development) Zone**

Mr. Roberts shares that this topic came to pass due to a project the Commission had liked but that didn't meet the Code because of the limited acreage. Mr. Steele shares that the Commission has already seen and discussed a project and forwarded to the Council. Councilmember Bolduc shares that that property would either have to have a zone change or an amendment to the PRD zone. Mr. Steele shares that he drafted some language to remove a minimum acreage to the PRD zone. Commissioner Kennington was curious as to how they got to the acreage limits before. Mr. Steele shares that it had been reduced in the past and there were some conflicting opinions within the Council. Mr. Davies shares that there would not be the ability to build on that specific property due to the minimum requirements of those zones. Commissioner Johnson is in favor. The commission votes to put this item on the Agenda as a public hearing for the next meeting.

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**3. Commissioner Reports**

Mr. Steele shares that the Commission needs to have the City email as their primary source of contact.

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4. **Adjourn**

COMMISSIONER **RUELAN** MADE A MOTION TO ADJOURN. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.