

City of Sherwood, Oregon
Planning Commission Meeting
July 21, 1992

1. **Call to Order/Roll Call:** Chairman Birchill called the meeting to order at 7:00 p.m. Commission members present were: Marjorie Stewart, Marian Hosler, Kenneth Shannon, Marty Ruehl, and Eugene Birchill. Jim Scanlon has resigned and will not be returning.
2. **Approval of July 7, 1992, minutes:** Ms. Stewart moved, seconded by Ms. Hosler, that the minutes of the July 7, 1992, meeting be accepted as written. Motion carried unanimously.
3. **SUB 91-3, Whispering First Phase Two, Final Subdivision Plat, request for 35 lots on Sunset Boulevard:** Chairman Birchill called for staff report.

Ms. Connell briefly reviewed the Staff report and noted that this is the second phase of the Whispering Firs subdivision, no problems are anticipated, and most of the conditions have been met. Ms. Connell stated that there may be insufficient provisions for a storm drainage as proposed, and that this matter will be thoroughly reviewed in the construction drawings.

Chairman Birchill called for proponent testimony. Mr. James Stormo, Mitchell-Nelson-Welborn Reimann Partnership, indicated that he was in attendance to answer any questions.

There being no questions or proponent/opponent testimony, Chairman Birchill called for Commission comments. Mr. Ruehl moved, seconded by Mr. Shannon that SUB 91-3 Phase 2 be approved based on the findings of facts in the staff report dated July 13, 1992, with the following conditions:

1. Fire hydrants shall be provided in accordance with TVFRD requirements.
2. Utility construction drawings for sewer, water, fire, streets, storm drainage, lights, landscaping and erosion control, and estimated costs shall be submitted to the City for approval. The owners shall enter into a subdivision performance and maintenance agreement and a cash bond escrow agreement with the City for 100% of public improvement construction costs.

3. Existing trees shall be preserved as is feasible. A street tree shall be installed in front of each lot prior to issuance of the last building permit.

The motion carried unanimously.

4. **SUB 90-1, Johnisee, a request for approval of Robins Run Phase 2 Final Subdivision Plat for 39 lots on Meinecke Road.**
Chairman Birchill called for staff report.

Ms. Connell reviewed the Staff report dated July 13, 1992. She indicated that this is the application for final platting of Robins Run Phase 2, the remaining nine of 30 lots in the previously approved subdivision. She noted that conditions for approval of the first phase have been met and are no longer relevant. Ms. Connell stated that all utilities have been notified and their responses have been favorable.

Chairman Birchill called for proponent testimony. Mr. Ray Johnisee, President R. C. Johnisee Corporation, was in attendance to answer any questions. There being no further testimony, Chairman Birchill called for Commission comments.

Ms. Stewart moved, seconded by Mr. Ruehl, that SUB 90-1 Phase 2, be approved based on the findings of facts in the Staff report dated July 13, 1992, subject to the following conditions:

1. Engineered construction drawings for sanitary and storm sewer, water, fire hydrants, streets, light, landscaping and erosion control shall be submitted to an approved by the City.
2. Based on the approved construction drawings, the applicant shall enter into a subdivision compliance and maintenance agreement, and a cash bond escrow agreement to secure 100 percent of the improved costs for Phase One.
3. The landscape corridor improvements on Meinecke shall be completed, or secured by a bond.
4. The applicant shall coordinate street names with the City.
5. The applicant shall bond for the street trees required on each lot and determine with the City an acceptable method for planting them.

The motion carried unanimously.

5. **Public Hearings:**

Chairman Birchill read the "Hearing Disclosure Statement" and opened the Public Hearing.

A.ISU 88-1 and PS 88-6, Therm-Tec, request for an Interpretation of Similar Use and Site Plan to operate a medical waste burner in a new building on Cipole Road, as remanded by LUBA.

Ms. Connell reported that there has not been adequate time to prepare a staff report. Therefore, the item has been continued to the August 4, 1992, Commission meeting and that no further notices will be mailed.

B.MLP 92-1 Kautz, Minor Land Partition request to create three (3) residential lots from an existing lot on S. E. Lincoln Street.

Chairman Birchill called for Staff report.

Ms. Connell reported that this is a minor land partition request to create three lots from an existing 5.9-acre parcel on upper Lincoln. She noted that two of the lots will be flag lots. The applicant has filed for an administrative variance to reduce the frontage of the flag lots by five feet, resulting in 20-foot frontages. Applicant proposes to have a common drive way for lots 1 and 2, and plans to divide the third lot in the future.

Ms. Connell noted that complaints regarding the condition of the property have been received; i.e. too many houses scheduled for construction, rotting fir trees need to be removed, potential storm drainage problems. Ms. Connell noted that applicant has submitted a topographical map which demonstrates how the storm water will flow and that details will be reviewed during the building permit process.

Chairman Birchill called for proponent testimony. Mr. Hans Kautz, 18949 SE Pease Road, Oregon City, was in attendance to respond to any questions. Mr. Kautz stated that his request for a variance on the driveways is to maintain more of the natural surroundings and avoid disruption of the ground, which might interfere with the natural storm water drainage. He is in

agreement with removal of the decaying trees as well as the sheds on the property.

Chairman Birchill called for opponent testimony. There being no further comments, Chairman Birchill closed the public hearing and called for Commission questions.

After a brief question and answer period, Ms. Hosler moved to adopt the recommendation to approve MLP 92-1 subject to the following conditions:

1. Approval of this minor land partition request shall be contingent on approval of Administrative Variance application No. AV 92-2.
2. The owner shall dedicate three (3) feet of frontage (or otherwise provide 25 feet from centerline) to S.E. Lincoln Street right-of-way.
3. The owner shall prepare and submit to the City an easement guaranteeing shared access and maintenance responsibilities for the shared driveway serving parcels 1 and 2.
4. The City shall waive the required (half-street) sidewalk improvements for this minor land partition.
5. The owner shall provide on-site storm water drainage facilities consistent with the City engineer's recommendations.
6. The owner shall enter into a non-remonstrance agreement with the City for future street and utility improvements.
7. The owner shall provide proof of compliance with Tualatin Valley Fire and Rescue District hydrant requirements prior to issuance of a building permit.
8. The owner shall submit the partition plat to Washington County in accordance with the County's partition requirements within one (1) year of this approval date.
9. Upon application for building permits, the owner shall submit an erosion control plan consistent with USA standards (USA R&O 91-47).

The motion was seconded by Ms. Stewart and carried unanimously.

C.PUD 89-1 Steeplechase Country Estates, Final Development Plan extension request for a 290-acre residential and golf course development on Sunset Boulevard.

Chairman Birchill call for a staff report.

Ms. Connell reviewed the Staff report dated July 13, 1992, and noted that the applicant is requesting a second one-year extension of the approved Steeplechase Country Estates PUD. Ms. Connell indicated that the Commission granted a one-year extension in 1991 subject to the conditions applied to the applicant's original request. Ms. Connell stated that there were two new conditions on the first extension: removal of the deteriorating houses and consolidation of tax lots. She noted that the tax lots have been consolidated, and just recently recorded and that the rubble from the demolition is still on the property.

Ms. Connell pointed out that water supply in the Sherwood area is being investigated by the Water Resources Department, but the proposed well restrictions do not affect the property since the applicant has a water agreement with the City, and the restricted area is outside the UGB. However, detailed construction plans have not been prepared for review by the City or interested agencies. Ms. Connell also advised that the applicant provided a letter which indicated that they may use pump stations, which are prohibited by the City. She concluded that the findings in the Staff report dated July 13, 1992, be accepted, and she recommended that no further extensions be granted, and that the applicant be made aware that the City will not allow pump stations.

Chairman Birchill opened the public hearing and called for proponent testimony.

Mr. Brian Lessler, representing Quincorp, introduced Mark Temple, Larry Epstein and David Newton. He stated that their purpose in requesting the extension is to allow additional time to secure financing and honor their commitment to the project. Mr. Lessler noted that there were no changes to the conceptual plans, and he believes the project will be a significant benefit to the community.

David Newton, David J. Newton & Associates, presented an illustration and diagram of the 290-acre development. He noted that the parcel is being developed to harmonize with the topography and with the golf course, and as much natural landscaping as possible will be retained. Interior streets are designed to afford safety to pedestrian and the narrow

streets will slow the traffic.

Mr. Larry Epstein, attorney for Quincorp, advised that the changes in Staff recommendation on the PUD are acceptable and there are no objections with the staff report. He urged that the Commission approve the Staff report.

Ms. Stewart asked Mr. Lessler when he anticipated the sale of lots will begin. Mr. Lessler responded that it was their intention to start the golf course in Phase 1 of the residential community of approximately 102 lots. The construction period for the entire project will depend upon when it is started---as early as next spring---and, the golf course will be ready by the spring of 1994. He anticipates sale of lots will begin prior to completion of the golf course, or in approximately six months.

Chairman Birchill called for opponent testimony. There being no opponent testimony, Chairman Birchill closed the hearing and asked for questions from the Commission.

Mr. Shannon asked if the golf course portion of the project had been sold. Mr. Lessler replied that no part of the project has been sold; however, there are many rumors within the community and real estate industry and the project will remain in tact as designed.

Mr. Shannon questioned whether the applicant will be responsible for placing a signal on Highway 99. Mr. Lessler responded that he could not answer that question at this time, and it is not clear whether the State will require a signal. The developer was required to make improvements on the highway; specifically improving visibility by adding an acceleration lane and a left turn lane. Ms. Connell stated that the applicant's Transportation Plan addresses this question and it has not yet been determined whether the applicant will be required to install a signal.

Mr. Ruehl questioned the water supply for the golf course and whether the development will drill their own well. Mr. Newton responded that part of the storm water management program includes a requirement to contain and reapply run-off water. He noted that less water would be required to maintain the golf course than would be required for homes in the same area. Mr. Newton also stated that ODOT is not anxious to add a signal to Highway 99; ODOT felt the improvements at the Meinecke intersection were sufficient, but that by the time Phase four is developed a signal may be required.

Mr. Ruehl requested that the developers assure that the golf course will remain a public course. Ms. Connel responded that this is already a condition for approval.

There being no further questions, Mr. Ruehl moved adoption of Staff Report to approve a one-year extension for PUD 89-1 for the Final Development Plan extension request for a 290-acre residential and golf course development on Sunset Boulevard, subject to the following conditions:

- A.A hearing shall be held not later than one year from this decision to consider whether the PUD should be continued unless by that date the applicant has initiated substantial construction (i.e., approved construction plans and execution of a performance bond). Staff recommends there be no further extensions.
- B.Sidewalks or alternative pedestrian paths shall be provided on the principle 28-foot loop roads.
- C.The developer shall comply with any conditions required by the Division of State Lands. The Commission reserves the right to modify the Final Plan based on that agency's comments if need be. Provide proof of a valid permit from DSL and the Corps of Engineers for removal/fill and wetland mitigation.
- D.Prior to approval by the Planning Commission of the applicable final plats of subdivision for Phases One through Five, the applicant shall comply with the following requirements:
 - 1.Provide for the minor partitioning or lot line adjustment of all properties partially included within the project boundary.
 - 2.Prepare and submit visual corridor plans as per Code Section 5.604 for Sunset Boulevard, Meinecke Road, and Middleton Road, coincident with the project phase in which such public roadways will be developed or redeveloped.
 - 3.Formally request that the City initiate the vacation of those portions of Old Highway 99W, Middleton Road, and Villa Road that are no longer required as a result of project development. The applicant is required to prepare all necessary legal descriptions and other documentation on the City's behalf.
 - 4.Prepare and submit detailed engineering and construction plans and easements for water services, both

drinking and irrigation water, for the City's review and approval. Acceptance by the City of the conceptual specifications outlined in the developer's PUD application does NOT constitute approval of those specifications. All water lines in the development shall be a minimum of eight inches in diameter, and sized, designed, and located to be potentially extended to properties outside of the PUD.

5. Prepare and submit detailed engineering and construction plans and easements for sanitary sewer services, for the City's and Unified Sewerage Agency's review and approval. Acceptance by the City of the conceptual specifications does NOT constitute final approval of those specifications. All sewer lines in the development must be sized, designed, and located to be potentially extended to properties outside of the PUD. Sewer pump stations are prohibited.

Sewage holding tank systems will be temporarily allowed for the "pro shop" complex and golf course maintenance yard, provided such systems are removed at the earliest time possible, in the case of the pro shop no later than the completion of Phase One and for the maintenance yard no later than Phase Three.

6. Prepare and submit detailed engineering and construction plans and easements for storm water services, for the City's and Unified Sewerage Agency's review and approval. Acceptance by the City of the conceptual specifications outlined in the developer's PUD application does NOT constitute final approval of those specifications. Storm drainage systems within the project shall be primarily owned and maintained by the applicant. All storm drainage facilities must be sized for the 25-year event. Detailed drawings may require changes to the plan, and must be in compliance with USA, DEQ, and the City's Stormwater Master Plan Update currently in process.

7. Prepare and submit detailed engineering and construction plans and easements for public and private streets, for the City's review and approval. Acceptance by the City of the conceptual specifications outlined in the developer's PUD

application does NOT constitute final approval of those specifications. The standards for construction of private streets shall be identical to those for public streets, except as specifically varied by this approval.

8. Prepare and submit detailed erosion control plans for the City's and Unified Sewerage Agency's review and approval. Acceptance by the City of the conceptual specifications outlined in the developer's PUD application does NOT constitute final approval of those specifications.

9. Prepare and submit plans for sealing, abandoning, or removing obsolete water wells, sewage drain fields, holding tanks, and sewer lines with the PUD, for the City's review and approval.

10. Prepare and submit detailed landscaping plans as may be required by City Codes, for the City's review and approval. Acceptance by the City of the conceptual specifications outlined in the developer's PUD application does NOT constitute final approval of those specifications. Street trees will be provided along public and private streets in accordance with Code Section 6.307.

11. As applicable, prepare and submit any other detailed site plans as may be required by the City Codes, potentially including plans for lighting, fencing, off-street parking, pedestrian circulation, pathways, landscaping, and other requirements of Code Chapter 5 for the City's review and approval. Acceptance by the City of the conceptual specifications outlined in the developer's PUD application does NOT constitute final approval of those specifications.

12. Provide performance and maintenance bonds for all improvements as required by Code Section 6.200, including performance and maintenance bonds for the new City water well to be constructed by the applicant, and also sign and execute all required subdivision and engineering agreements, all as per Code Sections 6.200 and 7.303.

13. Sign and execute a non-remonstrance agreement, in a form acceptable to the City, for future public improvements adjacent and contiguous to the PUD on

Sunset Boulevard, Old Highway 99W, Middleton Road, and Meinecke Road, and including any possible future off-site extension of Sunset Boulevard to Highway 99W as per the City and County Transportation Plan, and off-site signalization at Meinecke Road and 99W.

E. Prior to any building, construction, or development permits being issued, either for the entire PUD, or on a phase-by-phase basis as deemed appropriate by the City, and assuming all applicable requirements of Conditions A and B have been met, the applicant shall submit and/or have approved:

1. The following additional major land use or development applications and plans:

a. Temporary use permit for sales and construction offices as per Code Section 4.500.

b. Conditional use permit and site plan for the "pro shop" complex as per Code Sections 2.202.05, 4.300, and 5.100.

c. Site plans for the golf course maintenance yard and multi-family housing developments as per Code Section 5.100.

d. Conditional use permit for floodplain alteration as per Code Section 2.114 and 4.300. The City Zoning Map shall be amended to reflect new boundaries for the FP overlay zone as indicated by the floodplain mapping included in the PUD application.

e. Any applicable sign permits as per Code Section 5.700.

f. As applicable, a final detailed golf course design and construction plan.

2. At the times specified by City Codes, all required system reimbursement fees, plan check fees, building permit fees, system improvement fees, land use application fees, and other applicable fees and charges shall be paid. These fees shall be charged out at the level in effect at the time said fees are due and payable, not at the level current as of Final Development Plan or Final Plat approval.

3. Complete grading plans for residential, nonresidential, and golf course developments.

F. In general, the Steeplechase PUD shall conform to and/or satisfy the following terms and conditions, either for the entire PUD or on a phase-by-phase basis as deemed appropriate by the City:

1. All uses, building, and facilities within the PUD shall be served by off-street parking facilities meeting or exceeding the standards contained in Code Section 5.300. No on-street parking will be allowed on public streets under any circumstances. On-street parking will not be allowed on 26-foot wide private roads, except for "special events" as defined by the project's C, C & Rs. On-street parking may be allowed on one side of 32-foot wide private roads, except in the vicinity of the intersection of private roads with public streets, where no on-street parking shall be allowed.

2. Dedication to the public of the following public rights-of-way:

a. 35 feet from centerline on both sides of Sunset Boulevard, along the full frontage of all tax lots that are either fully or partially within the PUD boundary at the time of Final Development Plan approval, or that are subsequently added to the PUD.

b. A full 70-foot wide right-of-way for the "Middleton Extension," aligned generally as dedicated in the approved PUD plans.

c. Any right-of-way widening on Pacific Highway 99W as may be required by the Oregon Department of Transportation for the purposes of constructing a safe, at-grade intersection only, whether signalized or unsignalized.

d. The additional right-of-way off of the east side of Middleton Road that is needed to properly align that roadway with the "Middleton Extension," and any further widening along the PUD's frontage on Meinecke Road as per County requirements.

e.35 feet from centerline along the PUD's frontage on
Meinecke Road.

f. All additional rights-of-way as may be necessary to accommodate the public arterial, collector, or local street improvements required by this PUD approval.

3. Construction of the following public roadways to City standards, including vehicular driving lanes, bikeways, sidewalks, lighting, landscaping, traffic controls, and visual corridors, except as otherwise specifically noted. Improvements shall include the full frontage of all tax lots that are either fully or partially within the PUD's boundary at the time of Final Development Plan approval, or that are subsequently added to the PUD, plus any off-site improvements that may be specified.

a. In PUD Phase One, all of the "Middleton Extension" to City minor arterial standards, realignment of Middleton Road to intersect with the "Extension," any physical improvements to Highway 99W as required by ODOT (excluding signalization or interchanges), physical closure and construction of a circular turnaround on Old Highway 99W, and widening of the Sunset Boulevard/SPRR rail crossing to City minor arterial standards.

b. In PUD Phase Two, a half-street improvement to Meinecke Road to City minor arterial standards shall be constructed.

c. In PUD Phase Three, a full improvement of Sunset Boulevard to City minor arterial standards from its intersection with Middleton Road to the previously completed SPRR improvements.

d. In PUD Phase Four, signalization of the intersection of Highway 99W and the "Middleton Extension."

4. Construction of private roads shall be coincident with approved building phases and to the widths and features as specified by the approved PUD plan, provided that the private road connection to Meinecke Road shall be constructed as part of Phase Two. The golf course Maintenance Yard shall be provided access only to an internal private street. All private roadways shall remain open and unobstructed and shall not include security

gates or other features denying access to and through the development, unless approved by the City. Easements, covenants, and/or other agreements shall be provided clearly defining maintenance responsibilities for private roadways, assuring access for the purposes of maintaining public facilities, and establishing the terms for providing for public safety and traffic control on these roadways.

5. All public and private utilities shall be installed underground and all public and private improvements shall be to City construction standards, unless otherwise excepted.

6. Certain Code criteria for building lot development are subject to potential modification as per the approved Final Development Plan, but only on a phase-by-phase basis:

a. Building setbacks.

b. Lot Dimensions.

c. Fencing heights.

d. Cul-de-sac lengths.

Provided that said variances are generally consistent with the approved Final Development Plan and these conditions, separate variance applications will not be required. The developer shall provide the City with a "building envelope" plan on a phase-by-phase basis. For the purposes of calculating residential single-family building setbacks only, adjacent wetland or pond areas may be credited, provided that no residential dwelling unit or accessory structure shall be closer than five feet to any property line.

7. The golf course shall be managed and maintained as a facility open to the public. Access by the general public shall not be unduly restricted.

8. Any Code requirements or development standards not specifically modified or waived by this conditional approval shall be deemed to be in effect, notwithstanding any statements made to the contrary in the applicant's documentation.

9. The City recognizes that in the case of any phased, multi-year application of the size and complexity of the subject application, that amendments to the approved Final Development Plan may be necessary at some future date. Changes shall be considered in accordance with Code Section 2.202.04, if applicable. Proposed changes not within the scope of Section 2.202.04 shall be treated in compliance with applicable City policies and practices.
10. No part of this approval may be unilaterally altered or abrogated by the applicant, its successors or assigns, including, but not limited to, phasing plans, water irrigation agreements, C, C & Rs, agency permits, or other agreements, plans or conditions, without the prior consent of the City. Such action or practice on the part of the applicant shall be considered a violation of the City Zoning Code as per Code Section 1.101.04.
11. The applicant shall be required to submit a proposal for a water quality testing program for the main Cedar Creek tributary bisecting the site, said program to be subject to City review and approval. Tests shall be conducted at the creek as it crosses under Highway 99W past the "pro-shop" complex and where it exits the project at the Southern Pacific Railroad. Testing would be at the applicant's expense and results shall be provided to the City. Any necessary water quality mitigation measures suggested by the tests would be undertaken by mutual agreement of the City and applicant, at the applicant's expense.
12. At such time as the final subdivision plat for the fourth phase of Steeplechase is submitted, the City and the applicant shall evaluate the need for changes to the manner in which the 32-foot wide, north-south private road and sidewalk connecting the Meinecke Road and Sunset Boulevard is controlled and operated. Based on any problems that have developed with respect to criminal activity, unsafe conditions, trespass, excessive public use, excessive private restrictions public or private liability, citizen or applicant complaints, and other factors, the City may consider requiring that a limited public access easement be granted for this private road and sidewalk. The City must

find that this public access easement will, in fact, mitigate the specific problems being experienced and shall also consider other potential solutions. If the City elects to require the public easement, said easement shall be limited solely to the right of the public to travel between Meinecke Road and Sunset Boulevard, and on the condition that members of the public engage in no unlawful activities while within Steeplechase, and otherwise conform to the rules and standards for the use of other private roadways and sidewalks in Steeplechase. The City and the applicant shall also mutually agree on a method to share liability for the actions of the public while using this private roadway and sidewalk.

13. The multiple family projects shall be constructed in accordance with the Phasing Plan submitted by the applicant, coincident with the subdivision phasing plan.

14. Comply with TVFRD requirements.

The motion was seconded by Mr. Shannon and carried unanimously.

Chairman Birchill directed Ms. Connell to send a letter to the applicant requesting that the demolition rubble be removed from the property as soon as possible.

D. CUP 92-2 Steeplechase Country Estates, Conditional Use Permit for a golf course on Sunset Boulevard.

Chairman Birchill called for a staff report.

Ms. Connell reported that a decision on this application is contingent on the decision of PUD 89-1 since the golf course is integral to the housing development. Since the Code only allows one extension on a CUP, this application has been repackaged and a new fee has been paid; however, it is a duplicate of the material previously provided. Ms. Connell recommended that the CUP be approved subject to the conditions outlined in the Staff Report dated July 13, 1992.

Chairman Birchill called for Proponent comments. Mr. Lessler indicated that he had no further comments. Chairman Birchill then called for Opponent comments. There were no opponent comments, therefore Chairman Birchill closed the public hearing and called for Commission member comments or

questions.

There being no further questions, Mr. Shannon moved to accept CUP 92-2 based on the findings and facts in the Staff Report dated July 13, 1992, with the following conditions:

1. The 15th fairway shall be adjusted as much as possible to minimize removal of the Ponderosa pine trees. South of the 15th green, the pines, their understory and the associated wetlands shall be preserved. Lots created on the north side of the 15th fairway will be restricted from disturbing the existing Ponderosa pines during development.
2. The pond described in "Area C" shall be retained and enhanced.
3. The existing cottonwoods and other vegetation in "Area D" shall be retained.
4. In "Area F", trees on the south side of the creek shall be retained along the 1st fairway. On the north side of the creek, trees shall be retained along the edge of the 9th fairway.
5. The existing vegetation on the 17th fairway shall generally remain. The pond in this reach shall be expanded through excavation along the south bank to create a new wetland bench and will be planted with native wetland species.
6. In "Area K", the swale shall remain wooded.
7. Compliance with all PUD 89-1 conditions of approval.

The motion was seconded by Ms. Stewart and carried unanimously.

6. Director's Report:

Ms. Connell reported that the City Council will hold a public hearing on the appeal of CUP 89-4 to construct a church at Six Corners on July 22, 1992. She urged that Commission members attend the meeting if at all possible.

Ms. Connell announced that the August 4 meeting of the Planning Commission will begin at 7:00 p.m. since there were several items on the agenda.

Ms. Connell requested that Commission members complete the

METRO questionnaire and return it to her.

7. Adjourn:

There being no further items before the Commission, Ms. Hosler moved, seconded by Ms. Stewart, that the meeting be adjourned. Motion carried and the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Kathy Cary,
Secretary