

*Design Review Board  
July 6, 2016*

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, JULY 6, 2016, AT 6:30 P.M. IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.**

A **Regular Meeting** of the Design Review Board of the Town of Clarkdale was held on Wednesday, July 6, 2016, at 6:30 p.m. in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**BOARD MEMBERS:**

Chairperson	Laura Jones	Excused
Vice Chairperson	Robyn Prud'homme-Bauer	Present
Board Members	Mike Garvey	Present
	Aaron Midkiff	Present

**STAFF:**

Community Development Director	Jodie Filardo
GIS/Planner II	Guss Espolt
Community Development Technician	Stephanie Vocca

**Others in Attendance:** Mr. Josh Riffel – Swords and Sabers Paintball

1. **AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:32 p.m.
2. **AGENDA ITEM: ROLL CALL:** The GIS/Planner II called roll.
3. **AGENDA ITEM: PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit comments to **FIVE minutes.**  
  
No public comment.
4. **AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of June 1, 2016.** Board Member Garvey motioned to approve the Regular Meeting Minutes of June 1, 2016. Vice Chair Prud'homme-Bauer seconded the motion. The motion passed unanimously.
5. **AGENDA ITEM: REPORTS:**

**Chairperson and Member Report:** Vice Chair Prud'homme-Bauer stated she was glad Board Member Midkiff was home safe and sound after his major accident in Costa Rica. Vice Chair Prud'homme-Bauer stated there was another successful block party on June 24<sup>th</sup> and the last block party would be on July 29<sup>th</sup>. At the July 29<sup>th</sup> block party, three businesses will be suspending their liquor licenses so beverages can be purchased in their establishments and taken out to the street.

Staff Report Updates: None

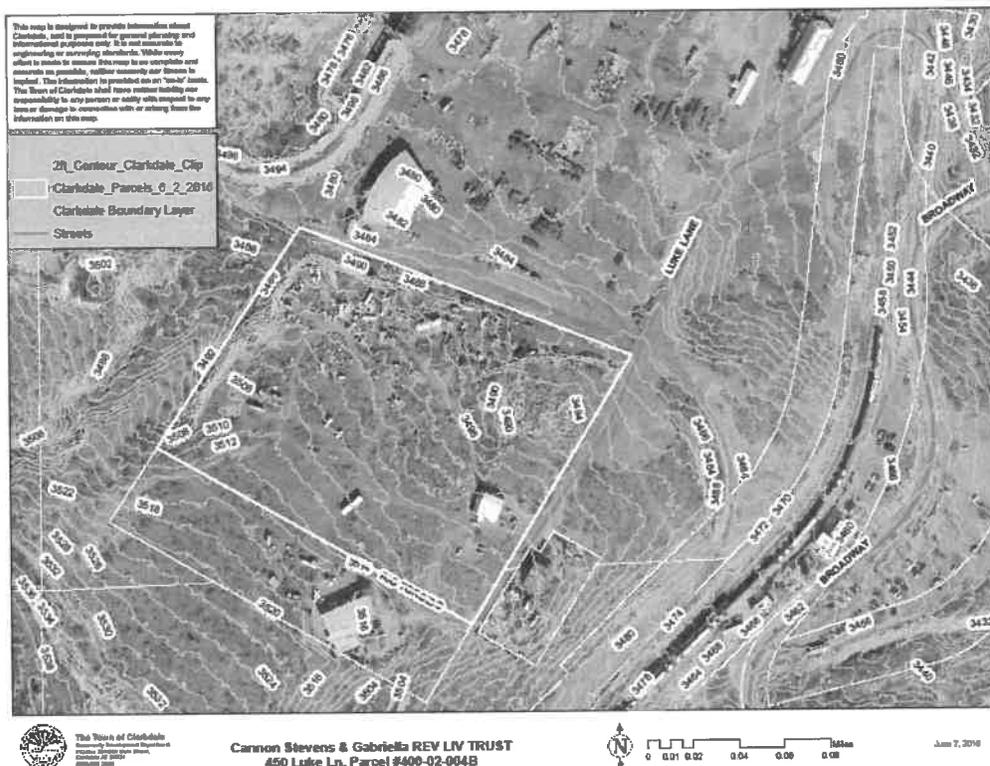
**6. NEW BUSINESS:**

- a. **CONSIDERATION AND POSSIBLE ACTION DRB #091277:** Discussion/possible action regarding an application for design review of a proposed paintball arena and site improvements on the 12.91 acre parcel located at 450 Luke Lane, Parcel #400-02-004B.

**STAFF REPORT**

**Background:**

Joshua Riffel and Chris Furry, Owners of Swords and Sabers Paintball LLC have submitted an application for design review for a paintball arena, and site improvements on the 12.91 acre parcel, located at 450 Luke Lane, Parcel # 400-02-004B. The property is zoned Industrial (I).



**The following topics are presented from the application.**

**Land Improvements:**

The applicants intend to help clean up the land from former operations that have left glass, debris and scrap metal on the property. While they will not be able to remove all of the debris, the remaining salvage metal will be consolidated to one portion of the property and will be screened from the public by the owner.

**Paintball Turf:**

The paintball turf is 150 ft. x 120 ft. Applicant will be expanding the fields to 170 ft. x 140 ft., set end to end comprising a total space of 340 ft. x 140 ft. Fields will have .5" inch thick green turf laid the full length and width to act as the playing area. The 10 foot buffer area around the playing area is for referees and players that have been eliminated to go to, so that they are quickly removed from the playing area and to safety.

**Poles and Netting:**

There will be telephone poles buried around the field, 16 per field for a total of 32 poles on the fields, plus 4 poles for the target range area. The poles will be surrounded on all sides by 12-foot high hybrid nylon mesh netting that is rated for paintball and air-soft play. The netting has larger holes at the top, with a tighter weave on the lower portion to prevent paintballs and air-soft pellets from escaping the field of play.

**Office and Storage:**

Office and warehouse area of the field will be constructed from shipping containers modified by AZ Containers to meet the specific need. They will be comprised of two 8' wide x 8' tall x 20' long foot shipping containers laid side by side. One will house the office area and the other will be a storage area for the bunkers, pallets of paint, and the markers themselves. Both of the containers will be painted desert tan. There will be a shade structure attached to one side of the office for customers to stay out of the sun while waiting to get on the field. The shade structure will be made from fence posts and camo netting, a tan netting that provides shade for communications equipment used by the military. The Conex boxes will have motion sensitive security lighting, along with a security system that includes cameras.

**Lighting:**

The field will operate primarily on weekends: Friday, Saturday, and Sunday. Because paintball is light dependent sport, the hours of operation will be during daylight and vary with the season. As such, applicant will have summer and winter hours. During the summer the hours will be as follows: Friday 12 pm-7 pm, Saturday and Sunday 8 am-7 pm. The winter hours will be: Friday 12 pm-6 pm, Saturday and Sunday 8 am-6 pm. The last game would start 20-30 minutes prior to closing. The proposed 32 poles on the fields, about 15 will have lights faced down toward the field, with full shields to ensure their light is pointed to the field. The Conex boxes will have motion sensitive security lighting to dissuade any attempt at theft, along with a security system that includes cameras.

**Parking:**

There is currently a dirt road on the property that will be utilized by the public to access the paintball field. Applicant does not intend to modify this roadway, but will use water to help mitigate the dust produced by cars. The parking area will be grubbed of brush and other materials. Applicant will use used railroad ties to act as parking blocks. Parking spaces will be to the right of each lane and will be consistent with standard parking spaces, eight feet wide and 16 feet long.

**Traffic Demands:**

*Design Review Board  
July 6, 2016*

Applicant expects peak traffic times to be in the late mornings and early evenings, with intermittent traffic throughout the day. At times that coincide with train departures or arrivals, there will be an employee at the train crossing to direct traffic and help prevent accidents.

**Fire Control:**

The office and warehouse will have fire extinguishers inside and out and will utilize fire hydrant #2 as the primary hydrant and #141 as a secondary hydrant.

**Waste Control:**

Solid waste (trash) will be contained in a dumpster that will be emptied weekly. Clean John's will be contracted for two ADA accessible port-a-potties and one hand washing station which will be cleaned weekly to contain and dispose of human waste. There is no other hazardous waste production inherent.

**Water Usage:**

The water usage at the field will be limited to the cleaning of bunkers and masks, consumption by the public for drinking, dust control on the roadways and for a misting system.

**Sign:**

Single faced photo vinyl on an 8' High x 8' Wide, ½" thick Omega Board.

**Colors:**

Applicant's text will be white, logo will be a red and blue skull with sword and saber crossbones. Text and logo will be on a black spiral cloud background.

**Font:**

Font will be block stencil.

**Materials and Attachment:**

Sign will be made of ½" thick Omega board, mounted to a 2" x 4" top and bottom and properly fastened to the Conex box.

**Staff Analysis**

**Internal Agency Review**

This application was sent to the following Town of Clarkdale departments on 6/20/16: Public Works, Utilities and Police.

The following are their responses to the application:

***Design Review Board  
July 6, 2016***

Police Chief, Randy Taylor responded with "I see no concerns."

Administrative Supervisor Public Works, Utilities Department Ellen Yates shared:

Dust control on the roadways: In accordance with the "**Drought and Water Shortage Preparedness Plan**", Section 19-1-7 **Demand Reduction Strategies**, Paragraph 5 **DEMAND REDUCTION STRATEGY I "Water Alert"** Construction projects are required to use **reclaimed water or effluent** for construction and dust control purposes.

In accordance with the "**Drought and Water Shortage Preparedness Plan**", Section 19-1-7 **Demand Reduction Strategies**, Paragraph 5. **DEMAND REDUCTION STRATEGY I "Water Alert"** Cooling of outdoor areas with water or misting devices is prohibited.

Public works Superintendent, Art Durazo shared: "I see no issues with the submitted application from the Public Works point of view."

**Outside Agency Review**

The application was sent to the Clarkdale Fire District on 6/20/16.

Fire Chief Joe Moore responded with "I have met with the developer of the project and the Fire District has no concerns regarding this project."

**Purpose and Applicability of Design Review**

***Zoning Code Chapter 11, Section 11-1 Purpose and Applicability of Design Review.***

*A. This ordinance shall apply to new buildings and redevelopment as defined in this ordinance or the Town of Clarkdale Zoning Ordinance, except single family dwellings and accessory uses, and shall also apply to all public buildings and facilities. Structures (other than buildings), signs, landscaping, parking areas, public facilities and enclosures will be reviewed by the Design Review Board if a part of new building development or building redevelopment.*

**Code Review**

***Structures:***

***Zoning Code Chapter 3 Section 3-14 I. 3. Storage Facilities-Outside storage and display shall be permitted provided:***

- a. It is setback from the street or public right-of-way so as not to obstruct pedestrian or vehicular traffic and allow necessary visibility of traffic signal, signs and approaching traffic.*
- b. Display or storage areas are kept free of litter and debris.*
- c. Goods, merchandise and materials are properly secured against theft, vandalism or loss.*
- d. Display or storage areas are established and maintained in conformance with fire access standards of the 2003 International Fire Code.*

Per this application, two Conex boxes will be used for storage, office and warehouse area. As presented, this application complies.

**Signs:**

**Zoning Code Chapter 7, Section 7-8 Permitted Signs. P. Wall Signs:**

1. *Maximum number equals one per approved wall area. An approved wall area, per Definitions, Chapter Two of the Town of Clarkdale Zoning Code is a wall facing a public street or containing the primary public access.* The proposed wall sign will be visible from Luke Lane and complies with the sign count.
2. *Maximum height equals top of wall to which affixed.* Application complies.
3. *Maximum projection from wall surface equals 18 inches, with a minimum clearance of 9 vertical feet if located over a public right-of-way.* The proposed sign does not project from the wall. Application complies.

**Zoning Code Chapter 7, Section 7-9 Maximum Sign Square Footage for Commercial Uses:** The property's linear street frontage is 734'. The size of the proposed signs = 64 square feet.

Calculation of remaining allowed signage space:

734 total considered linear feet x 1.5 square feet allowed per linear foot = 1,101 total square feet of signage permitted

1,101 permitted signage in square feet – 64 square feet of requested signage per this application = 1,037 square feet remaining for additional signage, to be shared between Swords and Sabers Paintball and Wesie's Auto Body.

Application complies.

**Landscaping:**

**Zoning Code Chapter 11 Section 11-4 Review Criteria for Design Review A-11 Landscaping:** *Landscaping shall be visually compatible with the landscaping around the buildings, structures and places to which it is related.* Applicant plans no additional landscaping. Applicant's intent is to keep the natural desert landscaping in the Industrial area.

**Zoning Code Chapter 3 Section 3-14 I. 2. Landscaping and Paving:** *All open areas of an improved lot shall be maintained in a dust free conditions by landscaping with trees, shrubs, or suitable groundcover. Undisturbed natural growth is encouraged, however, covering with material which will provide an all-weather surface as an alternative.*

The application as submitted **does not** comply. To rectify this lack of compliance, applicant shall gravel the proposed parking area and driveway to reduce dust from the project. Dust control shall be performed according to Town Code. In addition, staff recommends the applicant communicate with adjoining property owners to pursue the possibility of applying additional gravel to Luke Lane in preparation for additional traffic on the private road.

**Parking Areas:**

**Design Review Board**  
**July 6, 2016**

**Zoning Code Chapter 11, Section 11-13 e. 3. Parking Layout and Design:** *Off-street parking must conform to the following standards: Parking stalls and isle layout must conform to the following standards: Parking Angle-60 degrees, Stall Width 9'-0", Stall Depth 20'-0", Lane Width 18'-0", Direction one way only.* The application as submitted **does not** comply. The width of each parking space is one foot too narrow to comply. Applicant has a .91 acre parking area, and can park 50 vehicles within this area. Applicant shall also install two ADA handicap parking spaces. The applicant expects between 15 and 30 vehicles per day, with a maximum of 70 vehicles per day. Application as presented is insufficient as designed and needs to be augmented to accommodate the additional 20 vehicles.

**Enclosures:**

**Zoning Code Chapter 4, Section 4-8 Fence Height. D. and E.**

**D. Fences adjacent to streets in Commercial (C) and Industrial (I) zone districts may exceed four (4) feet provided sight distance triangles as defined in Section 4-8 A 1. b. or c. are maintained.** The proposed nylon mesh fence-netting is not adjacent to streets. Application complies.

**E. All fences exceeding six (6) feet in height must meet minimum standards for wind load and design standards, as certified by a State of Arizona licensed engineer.**

1. The minimum design standard for wind load for the mesh screening material is to withstand a 90 mph wind gust for 3 seconds. The proposed mesh screening has an 8% wind load standard. Application complies.
2. The design and the installation of the poles supporting the screening material shall be approved by the Building Official. Standard installation required 1/3 of the total length of the pole shall be installed below ground level to support 2/3 of the total length of the pole above ground. An 18' tall pole will have to set 6' in the ground with the remaining 12' above ground to accommodate for the screening.

**Lighting**

**Zoning Code Chapter 8, Section 8-7 Lighting Requirements. F. Class 1 lighting:**

*Class 1 lighting, including but not limited to sales, service, commercial, assembly, repair, maintenance, and industrial areas, may only continue in operation until 10:00 p.m., or for as long as the area is in active use. This provision is not applicable to fixtures lawfully installed or implemented prior to the adoption of this ordinance.* Application complies.

**Zoning Code Chapter 8, Section 8-7 Lighting Requirements. K. Outdoor Athletic Fields:**

*Lighting, in all cases, for all outdoor athletic fields, courts, tracks or ranges shall be considered Class 1.* Application complies.

**Zoning Code Chapter 8, Section 8-7 Lighting Requirements. R. The requirements for lamp source and shielding of light emissions for outdoor light fixtures:**

The Applicant has flood lights specified that **do not** meet Town Code shielding requirements as submitted. Upon review, staff requires the applicant to paint the luminary on every one of the proposed lights to eliminate light dispersal through the luminary. This will create shielding on all field lighting and compliance with Town Code.

Based on Town Zoning Code and the size of the property, this project qualifies for a total of 1,291,000 lumens of lighting. Lighting on site will be minimal. The two Conex boxes will have double motion sensing security lights installed on the outside, and 15 of the 32 field poles will have fully shielded lights.

Proposed lumens per this application are 64,815, leaving a total of 1,226,185 lumens unused on the 9.52 acre lot. There will be no overhead parking lot lights. Application complies.

### **Pertinent Design Guidelines as reviewed by DRB on 02/06/2013**

1. *No more than three different fonts should be used in the text for the sign.* The proposed sign has (1) font and does not exceed the suggested font counts. Application complies.
2. *Sign should have no more than 50 percent opacity. Dark background colors are preferred.* The proposed sign complies with the new criteria. Application complies.
3. *Signs should be non-reflective.* The proposed sign has no reflectivity. Application complies.
4. *Signs should be readable from the closest major road.* The readability of the sign complies with the new criteria. Application complies.

### **Staff Detailed Recommendations:**

Staff has determined the Application **does not** comply with all code requirements as submitted, although there are modifications suggested within this Staff Report to the applicant which will result in bringing this application into compliance. With the modifications to the application as summarized below, staff recommends approval of **DRB-091277** Swords and Sabers Paintball with the following stipulations of approval:

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Applicant is required to obtain a building permit from the Community Development Department prior to installation of the 32 poles on the fields and the two Conex boxes. Installation of the 32 telephone poles buried around the field, 4 poles for the target range area, and Conex box placements shall be inspected and approved by the Town's Building Official prior to the issuance of a certificate of occupancy for the project.
3. The luminary shall be painted prior to installation to create shielding on all field lighting and compliance with Town Code.
4. The proposed use of misters shall be removed from the application.
5. Applicant shall modify the parking design to provide for a total of 70 spaces and shall cover the proposed parking area and driveway in gravel to reduce dust generated from the project. Also to be installed in the parking area by the applicant is a stable landing surface as required by Town Code

***Design Review Board  
July 6, 2016***

in service of the 2 required ADA spaces. No building permit shall be issued by the Town until the amended parking plan is approved by the Community Development Director.

6. All contractors shall have a current business license with the Town of Clarkdale.
7. Dust control shall be performed in compliance with Town Code.
8. Any changes to the design approved by DRB shall be reviewed and approved by the Director of Community Development prior to implementation who may determine the application needs to return to the Design Review Board for review and approval.

**Possible Motions:**

*I move to approve application DRB-091277 with the stipulations proposed by staff.*

*I move to approve application DRB-091277 with the stipulations proposed by staff with the following changes/additions:*

*I move to postpone action on DRB-091277 until a specific date and direct staff and/or the applicant to provide the following:*

*I move to deny the application for DRB-091277 based on the following specific reasons:*

**END OF STAFF REPORT**

**Questions to Staff / Applicant:** Vice Chair Prud'homme-Bauer asked Mr. Riffel if he had anything to add to the Staff Report and suggested addressing the sign first. Josh stated the name "Swords and Sabers" came from the military backgrounds of him and his partner, with the sword and saber representing the Army and Navy. Vice Chair Prud'homme-Bauer asked if any additional signage would be installed to direct customers to the business. GIS/Planner II Espolt stated he had discussed the future wayfinding sign with Mr. Riffel and he would be interested in having his business featured on the sign. Vice Chair Prud'homme-Bauer stated it will be very important to have directional signs because people are not familiar with the area. Mr. Riffel agreed and stated it is even tough to find the location on a GPS.

The site was addressed next. Vice Chair Prud'homme-Bauer asked what was going to be done with the scrap metal and debris on the parcel of land. Mr. Riffel stated his understanding was it was going to be relocated to the north end of the parcel and a berm was going to shield it. Vice Chair Prud'homme-Bauer stated she had concerns with this method and suggested the scrap metal and debris be fenced off because it is a safety issue and a liability. Mr. Riffel stated he planned to add more fields in the future and at that point he would agree there should be fencing added. Vice Chair Prud'homme-Bauer stated the fencing should be considered now because of the safety issue due to customers potentially wandering around the property. Board Member Midkiff agreed. Board Member Garvey suggested instead fencing the parking lot to help guide customers to areas they should be in. Vice Chair Prud'homme-Bauer stated she would love to see the area cleaned up but there was no guarantee of that. Mr. Riffel stated he had been guaranteed by the owner that the parcel would be cleaned up. Community Development Director Filardo suggested the board make a stipulation regarding the scrap metal and debris that Mr. Riffel could take back to the owner.

***Design Review Board***  
***July 6, 2016***

Board Member Midkiff asked about the noncompliance of the landscaping and GIS/Planner II Espolt referred him to the stipulation regarding landscaping.

Board Member Midkiff asked about the parking lot and the 70 spaces. Mr. Riffel clarified he actually meant that he estimated 70 people at one time, not 70 vehicles. Mr. Riffel stated he would not expect more than 50 vehicles at one time. Mr. Riffel stated complying with a 9'x20' parking space would not be an issue. Vice Chair Prud'homme-Bauer suggested if Mr. Riffel has a special event he talk to surrounding owners notifying them and also checking on additional parking. Mr. Riffel stated he has many event ideas in mind such as a "Guns vs. Hoses" event and he would be sure to talk to the surrounding owners for a special event. Board Member Midkiff asked if the staff has any way to determine occupancy on projects such as Mr. Riffel's. Community Development Director Filardo stated this is a new endeavor and there are no current standards for a project like this. Mr. Riffel stated the fields are made for 5-on-5 or 7-on-7 games and even when both are running, there will not be more than 40 people on the fields. Mr. Riffel also stated the fields will remain separated but the separator can be removed to create one large field for bigger groups. Board Member Midkiff brought up concerns regarding two games overlapping with 40 people each and the issues that would be caused with parking and coming and going of customers. Mr. Riffel explained he doesn't plan on having large turnover at one specific time and he predicted small amounts of turnover throughout the day.

Vice Chair Prud'homme-Bauer asked Mr. Riffel what shading would be provided in the staging area. Mr. Riffel stated camo netting that is breathable but provides shade would be used and in the future he would like to add more permanent shade structures.

Vice Chair Prud'homme-Bauer asked why the Conex boxes did not need fire suppression systems and it should be put in writing. Community Development Director Filardo stated fire extinguishers would be used for fire suppression and because there would not be customers in the building, fire sprinklers were not required.

Vice Chair Prud'homme-Bauer asked Mr. Riffel to give a background on paintballs and a description of the site maintenance and cleaning process. Mr. Riffel stated the paint is made out of fish oil and food coloring and the outside casing is gelatin and completely biodegradable. Mr. Riffel stated the fields will be cleaned up several times per day with rakes and shovels.

Vice Chair Prud'homme-Bauer thanked Mr. Riffel for educating her and brought up the concern of the train crossing and how safety issues would be handled. Mr. Riffel stated he would talk to the train and get a full schedule so he could coordinate having an employee at the crossing during those times. Mr. Riffel stated he planned on giving a safety briefing to his customers regarding the train and train safety. Vice Chair Prud'homme-Bauer stated it was a good idea to have an employee at the crossing but asked how the employee would be trained and if the employee would have a walkie talkie in case of emergencies. Vice Chair Prud'homme-Bauer also informed Mr. Riffel of other trains that use the railroad and suggested he meet with them as well. Mr. Riffel stated he agreed with Robyn and safety is the main concern but it is a private area and he can't control everything that happens. Vice Chair Prud'homme-Bauer stated employees would need to be trained on how to deal with trains safely and suggested that Mr. Riffel create a Train Safety Plan for customers as well as employees.

*Design Review Board  
July 6, 2016*

Board Member Midkiff asked if the staff had guidelines on how many portable restrooms would be needed on-site for the occupancy amount. Mr. Riffel stated he went with ADA accessible portable restrooms and they would be cleaned and serviced every Wednesday. Community Development Director Filardo stated we don't have standards on restrooms per person but we do have two portable restrooms at lower TAPCO that are serviced weekly and it seems to be working out well.

Vice Chair Prud'homme-Bauer asked about water for the property and Mr. Riffel stated there is a water line on the property and he would be working with utilities to get a line to the Conex boxes and get it metered.

Vice Chair Prud'homme-Bauer brought up road maintenance and suggested Mr. Riffel speak with the owners that use the road to coordinate maintenance of the road and possible purchase of a speed limit sign even though speed would not be enforced because it is a private road.

Vice Chair Prud'homme-Bauer asked how likely the security lights were to come on from animals in the area at night and suggested the lights face downward as much as possible. Mr. Riffel stated he will be sure to set the lights up for low sensitivity but he is also trying to protect his equipment in the Conex boxes. GIS/Planner II Espolt suggested Mr. Riffel look into security cameras and Mr. Riffel stated it was something he was looking into through Verizon. The board discussed the stipulations regarding parking, the enclosure or removal of the scrap metal and debris, and train safety.

**Public Comment:** None

**BOARD ACTION:** Board Member Garvey moved to approve the application for Swords and Sabers Paintball with the following eight recommendations by staff, with the revision of number 5, plus two additional stipulations from the Board:

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Applicant is required to obtain a building permit from the Community Development Department prior to installation of the 32 poles on the fields and the two Conex boxes. Installation of the 32 telephone poles buried around the field, 4 poles for the target range area, and Conex box placements shall be inspected and approved by the Town's Building Official prior to the issuance of a certificate of occupancy for the project.
3. The luminary shall be painted prior to installation to create shielding on all field lighting and compliance with Town Code.
4. The proposed use of misters shall be removed from the application.
5. No building permit shall be issued by the Town until the amended parking plan is approved by the Community Development Director.
6. All contractors shall have a current business license with the Town of Clarkdale.
7. Dust control shall be performed in compliance with Town Code.

***Design Review Board  
July 6, 2016***

8. Any changes to the design approved by DRB shall be reviewed and approved by the Director of Community Development prior to implementation who may determine the application needs to return to the Design Review Board for review and approval.
9. All debris shall be removed from the property or relocated to the north end of the property and shall be fenced off to prevent accidental customer access to the debris before the Certificate of Occupancy is issued.
10. A Train Safety Plan shall be approved by the Community Development Director before the Certificate of Occupancy is issued.

Board Member Midkiff seconded the motion to approve. The motion passed unanimously.

**7. FUTURE AGENDA ITEMS:**

8. **ADJOURNMENT:** Board Member Garvey motioned to adjourn the meeting. Board Member Midkiff seconded the motion. The motion passed unanimously. The meeting adjourned at 7:55 p.m.

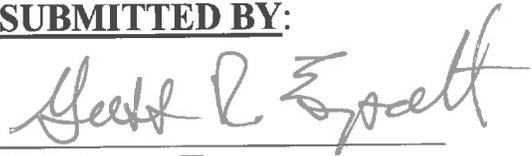
**APPROVED BY:**



Vice Chair

Robyn Prud'homme-Bauer

**SUBMITTED BY:**



GIS/Planner II

Guss Espolt