

Ordinance 2023-42

AN ORDINANCE AMENDING CHAPTERS 18.04 GENERAL PROVISIONS, CHAPTER 18.12 ADMINISTRATION, CHAPTER 18.16 ZONES GENERALLY OF TITLE 18 AND REPEALING SECTIONS 2.38 AND 2.48 OF THE HEBER CITY MUNICIPAL CODE

BE IT ORDAINED by the City Council of Heber City, Utah, Heber City Municipal Code, Chapter 18.04 General Provisions, 18.12 Administration, 18.16 Zones Generally of the Heber City Code are hereby Amended and Adopted to read as follows, and Chapter 2.38 and 2.48 of the Heber City Municipal Code is hereby repealed.

18.04 General Provisions

18.04.010	Title, Intent, and Purpose
18.04.020	Applicability of Provisions
18.04.030	City Compliance
18.04.040	Interpretation of Provisions
18.04.050	Effect on previous ordinances and maps
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18.04.010 Title, Intent, and Purpose

This title and the regulations and restrictions contained herein are adopted and enacted for the purpose of enacting the rules and regulations for land use in Heber City. The General Plan is the foundation for establishing goals, purposes, and activities allowed on each land parcel to provide compatibility and continuity to the entire region as well as each individual neighborhood ~~of~~ for the present and future inhabitants of Heber City. The General Plan sets a future vision for the City and the zoning implements that vision. Concurrency is not mandated between the Plan and this code. The land use and development code is adopted to implement the evolving objectives of the General Plan and the following goals:

- A. To encourage and facilitate orderly growth and development in the area;
- B. To promote safety from fires, floods, traffic hazards, and other dangers;
- C. To promote sanitation and health of the inhabitants;
- D. To discourage undue scattering of population and unnecessary expenditures of the moneys for excessive streets, water and sewer lines, and other public requirements;
- E. To stabilize and improve property values;

- F. To protect the residents from objectionable noise, odor, dust, fumes, and other deleterious substances or conditions.

18.04.020 Applicability of Provisions

The regulations and restrictions as set forth in this title shall be interpreted and applied as to further the purposes of this title.

18.04.030 City Compliance

The City is bound by the terms and standards of applicable land use ordinances and shall comply with mandatory provisions of those ordinances.

18.04.040 Interpretation of Provisions

In interpreting and applying the provisions of this title, the requirements contained herein are declared to be the minimum requirements for the purposes set forth. The Community Development Director shall act as the land use authority to interpret the ordinance to members of the public, City departments, and to other branches of government, subject to general and specific policies established by the Planning Commission and City Council. Upon request, the Community Development Director shall make a written interpretation of the text of this title.

18.04.050 Effect on previous ordinances and maps

The existing ordinances of Heber City covering planning and the zoning of areas and districts in the City in their entirety and including the maps heretofore adopted and made a part of said ordinances, are hereby superseded and amended to read as set forth herein; provided, however, that this title, including the attached maps, shall be deemed a continuation of previous ordinances, and not a new enactment, insofar as the substance of revisions of previous ordinances are included in this title, whether in the same or in different language; and this title shall be so interpreted upon all questions of construction, including but not limited to questions of construction relating to tenure of officers and boards established by previous ordinances and to questions of conforming or nonconforming uses, buildings or structures, and to questions as to the dates upon which such uses, buildings, or structures became conforming or nonconforming.

18.04.070 Severability

If any part of this Ordinance is found to be unlawful or invalid by a court of law, that part alone shall be held as such and the remainder of this Ordinance shall remain in full effect.

18.04.080 Temporary Regulations

- A. The City Council may, without prior consideration of or recommendation from the Planning Commission, enact an ordinance establishing a temporary land use regulation for any part or all of the area within the municipality if:

1. the legislative body makes a finding of compelling, countervailing public interest;
or
 2. the area is unregulated.
- B. A temporary land use regulation under Subsection (1)(a) may prohibit or regulate the erection, construction, reconstruction, or alteration of any building or structure or any subdivision approval.
- C. A temporary land use regulation under Subsection (1)(a) may not impose an impact fee or other financial requirement on building or development.
- D. The City Council shall establish a period of limited effect for the ordinance not to exceed 180 days.
- E. The City Council may not apply the provisions of a temporary land use regulation to the review of a specific land use application if the land use application is impaired or prohibited by proceedings initiated under Utah Code 10-9a-509(1)(a)(ii)(B) et seq.

18.04.090 Exactions

The City may impose an exaction or exactions on proposed land use development if:

- A. An essential nexus exists between a legitimate governmental interest and each exaction;
- B. And each exaction is roughly proportionate, both in nature and extent, to the impact of the proposed development.

18.04.100 Vested Rights

An applicant is entitled to approval of a land use application if:

- A. The application conforms to the requirements of the zoning map and applicable land use ordinance in effect when a complete application is submitted and all fees have been paid, unless:
 1. The governing body, on the record, finds that a compelling, countervailing public interest would be jeopardized by approving the application; or
 2. in the manner provided by local ordinance and before the application is submitted, the city has formally initiated proceedings to amend its ordinances in a manner that would prohibit approval of the application as submitted.
- B. The city shall process an application without regard to proceedings initiated to amend the municipality's ordinances if:
 1. 180 days have passed since the proceedings were initiated; and
 2. The proceedings have not resulted in an enactment that prohibits the approval of the application as submitted.
 3. An application for a land use approval is considered submitted and complete when the application is provided in a form that complies with the requirements of applicable ordinances and all applicable fees have been paid.
- C. The continuing validity of an approval of a land use application is conditioned upon the applicant proceeding after approval to implement the approval with reasonable diligence. The city shall not impose on a holder of an issued land use permit a requirement that is not expressed in the land use permit or in documents on which the land use permit is based or in the City ordinances.

- D. The city will not withhold issuance of a certificate of occupancy because of an applicant's failure to comply with a requirement that is not expressed in the building permit or in documents on which the building permit is based or in the city ordinances.

18.040.110 Development Agreements

- A. The City may enter into a development agreement containing any term that the municipality considers necessary or appropriate to accomplish the purposes of this Title.
- B. A development agreement may not:
 - 1. limit the City's authority in the future to:
 - a. enact a land use regulation; or
 - b. take any action allowed under Utah State Code Section 10-8-84 et seq;
 - 2. require the city to change the zoning designation of an area of land within the city in the future; or
 - 3. allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Utah State Code Section 10-9a-502 et seq, including a review and recommendation from the Planning Commission and a public hearing.
- C. A development agreement that requires the implementation of an existing land use regulation as an administrative act does not require the city legislative body's approval under Utah State Code Section 10-9a -502 et seq.
- D. If a development agreement restricts an applicant's rights under clearly established state law, the municipality shall disclose in writing to the applicant the rights of the applicant the development agreement restricts.
- E. The city's failure to disclose in accordance with Subsection D. voids any provision in the development agreement pertaining to the undisclosed rights.
- F. A municipality may not require a development agreement as a condition for developing land if the municipality's land use regulations establish all applicable standards for development on the land.
- G. To the extent that a development agreement does not specifically address a matter or concern related to land use or development, the matter or concern is governed by this Title and any applicable land use regulations.

18.040.120 Penalties

Any person, firm, or corporation, whether as principal agent, employed or otherwise, violating or causing or permitting the violation of any of the provisions of this title shall be guilty of a Class C misdemeanor. Such person, firm, or corporation shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this title is committed, continued, or permitted by such person, firm, or corporation, and shall be punishable as herein provided.

18.12 Administration

18.12.005	Purpose and Intent
18.12.010	Building Permit Required
18.12.080	Community Development Director -- Appointment and Duties
18.12.090	Reviewing Bodies and Procedures
18.12.100	Appeal Authority
18.12.105	Planning Commission Created and Membership
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18.12.140	Agricultural Protection Area (APA)

18.12.005 Purpose and Intent

The purpose of this section is to establish regulations and procedures for the processing and consideration of applications allowed by this Land Use Code and designating the land use authority as the Community Development Director, Planning Director, or designee, the Planning Commission and the City Council.

18.12.010 Building Permit -- Required

Construction permits are required as defined by the International Codes adopted for buildings, plumbing, mechanical, and electrical systems. Local building permits are not required for Federal buildings, State buildings, and School District buildings as defined in State and Federal statutes. County and City buildings constructed within the City boundaries are required to obtain a building permit.

18.12.020 Building Permit -- Application

No person, firm or corporation shall commence to construct, alter or move a building or structure, or to make a change in use of any land within the territory shown on the zone map which has been adopted as a part of this title without first submitting an application and obtaining a permit therefore from the Community Development Director or other authorized officer; provided, however, that permits for the moving of structures shall be granted only after complying with the requirements as set forth in Section 18.108.090 of this title. A permit shall also be required for the moving and/or improvement of moved-in homes, demountable homes, manufactured homes and similar movable structures.

18.12.080 Community Development Director

- A. The Community Development Director shall oversee, supervise and be responsible for the City's planning department, building department and economic development department.
- B. The Community Development Director shall ensure that each department performs all duties and functions as set forth in the State Code and City Code.

- C. The Community Development Director may perform any functions or duties in City Code that are allocated or assigned to the Planning Director, Planning Manager or Building Official if the Community Development Director is qualified and licensed to perform such functions or duties.
- D. The Community Development Director, with the advice and consent of the City Manager, may create positions within the planning department, building department and economic development department as needed, and may assign duties and responsibilities to such positions.
- E. The City Manager and City Council may assign other responsibilities to the Community Development Director.

18.12.090 Reviewing Bodies and Procedures

- A. Reviewing Bodies. For each type of application, the following official roles and decision-making responsibility/authority is listed for each land use authority. In addition, the type of meeting by type of application is listed. UCA 10-9a-Part 2 et seq. sets the noticing requirements by law. General plan related public hearings have different requirements than regular public hearings.

A public meeting is a meeting that is open to the public, with public comment at the discretion of the land use authority (the reviewing body). A public hearing is a meeting that is open to the public and public comment is encouraged. The type of meeting is determined by the type of application and the reviewing body/land use authority it is before. The Community Development Director (CDD) or designee, the Appeal Authority (AA), the Planning Commission (PC), and the City Council (CC) acting as Land Use Authorities each have the following primary responsibility/authority to review applications for compliance with this Code:

“R” means the body reviews an application for completeness and/or ordinance compliance. “D” means the body is authorized to make a final decision on the application.

Type of Review	Planning Department	Planning Commission	City Council	Appeal Authority	Meeting Type
Land Use Permits (SFDs, accessory buildings, etc.)	D			AA	NA If appealed, hearing type determined by Appeal Authority
Permitted Use and any amendments (Site Plan Required)	D			AA	NA If appealed, hearing type is determined by Appeal Authority
Conditional Use Permits and major CU	R	D		AA	Public Meeting

Type of Review	Planning Department	Planning Commission	City Council	Appeal Authority	Meeting Type
amendments (Site Plan Required)					If appealed, hearing type is determined by Appeal Authority
Conditional Use Minor Amendment	D				NA
Boundary Line Adjustment ^[1]	D				NA
Minor Subdivisions (10 or fewer lots)	D				NA
Concept Subdivision Plan (Subdivisions larger than 10 lots)	Optional Review				NA
Preliminary Subdivision Plat	R	D			Public Meeting
Final Subdivision Plat	D				NA
Subdivision Amendment	D				NA ^[2]
Street and/or Easement Vacation	R	R	D		Public Meeting
Business License (zoning review only)	R				NA
Variance of land use code	R			D	Determined by Appeal Authority
Rezoning/Zoning Map Amendment (Master Plans and MDAs are required for any proposed development in the COSZ, MURC, PCZ, MCZ, NVOZ)	R	R	D		Planning Commission holds a Public Hearing. City Council holds a Public Meeting or may hold a Public Hearing
Text Changes to the Zoning and Subdivision Ordinances	R	R	D		Planning Commission holds a Public Hearing. City Council holds a Public Meeting or

Type of Review	Planning Department	Planning Commission	City Council	Appeal Authority	Meeting Type
					may hold a Public Hearing
General Plan Adoption or Amendment	R	R	D		Planning Commission holds a Public Hearing. City Council holds a Public Meeting or may hold a Public Hearing
Annexation Petition (includes a Master Plan and a master development agreement and a zone designation when annexed)	R	R	D		Planning Commission holds a Public Hearing or a Public Meeting. City Council holds Public Hearing
Major Amendments to any master development agreement or master plan	R	R	D		Planning Commission holds a Public Hearing. City Council holds a Public Meeting or may hold a Public Hearing
Minor Amendments to any master development agreement or master plan	D				NA
Agricultural Protection Zones	R	R	D		

^[1] No action required unless the lots created are not in compliance with this Title.

^[2] Public hearing only required if adjacent owners object or if not all owners in the subdivision have been notified per Utah State Code 10-9a-608 et seq.

B. Notice of Decision.

1. Record of Final Decision. After hearing the evidence and considering the application, the approving land use authority (Planning Commission, Community Development Director or designee, hearing officer, and City Council on land use applications) shall make its written findings and have them entered in the minutes.

2. Notice of Decision. Upon a decision by the approving authority, a notice of decision shall be mailed to the applicant at the address or e-mail address given in the application. A notice of decision can be a new written notice, a copy of the administrative approval form signed by the Community Development Director or designee, or a copy of the approved minutes. A decision by the approving authority is final at the time the notice of decision is issued in writing. If a notice of decision is not sent, the decision shall be final on the date the minutes from the meeting are approved by the land use approval authority. Decisions are subject to requirements and conditions stated in the staff report and listed in the meeting minutes.

18.12.100 Appeal Authority

- A. Establishment of Appeal Authority.
 1. The Mayor shall appoint the Appeal Authority with the advice and consent of the City Council. The Appeal Authority shall either be law trained or have significant experience with land use laws and the requirements and operations of administrative hearing processes.
 2. The term of office shall be two years unless otherwise agreed upon in writing by both parties.
 3. The Appeal Authority may be removed by the mayor for violation of this title or any policies and procedures adopted by the Community Development Director following receipt by the Mayor of a written complaint filed against the Appeal Authority. Removal of the Appeal Authority shall follow the policies of At Will employees in the City's Personnel Policy.
 4. The Mayor with the advice and consent of the City Council shall fill any vacancy. The person appointed shall serve for the unexpired term of the member whose office is vacant.
 5. The Appeal Authority shall receive compensation based on an agreement with the City Manager.
- B. Organization and procedures. The Community Development Director shall adopt policies and procedures, consistent with the provisions of this section, for processing appeals, variances and requests for reasonable accommodations for persons with disabilities, the conduct for such hearings, and for any other purpose considered necessary to properly consider these applications.
- C. Notice of Decision.
 1. Record of Final Decision. After hearing the evidence and considering the application, the Appeal Authority shall make its written findings and have them entered in the minutes.
 2. Notice of Decision. Upon a decision by the Appeal Authority, a notice of decision shall be mailed to the applicant at the address or e-mail address given in the application. A notice of decision can be a new written notice, a copy of the administrative approval form signed by the Community Development Director or designee, or a copy of the approved minutes. A decision by the approving authority is final at the time the notice of decision is issued in writing.
- D. Powers and duties.
 1. The Appeal Authority shall hear and decide:

- a. Appeals from zoning decisions applying the zoning ordinance.
 - b. Variances from the terms of the zoning ordinance.
The Appeal Authority shall not hear and decide:
 - c. Legislative Requests, including but not limited to the following:
 - i. Changes to uses in a zone
 - ii. Changes to Text, Maps, or Elements of the General Plan, Zoning Ordinance, or Municipal Code
 - iii. Variances to codified development processes.
 - d. Requests for a variance from, or to modify, agreements made by the City.
- E. Appeals.
1. The applicant or any other person or entity adversely affected by a decision administering or interpreting the zoning ordinance may appeal that decision applying the zoning ordinance by alleging that there is error in any order, requirement, decision, or determination made by an official in the administration or interpretation of the zoning ordinance.
 2. Any officer, department, board, or bureau of the City affected by the grant or refusal of a building permit or by any other decisions of the administrative officer in the administration or interpretation of the zoning ordinance may appeal any decision to the Appeal Authority.
 3. Such appeal shall be taken within ten calendar days from the date of the action appealed from by filing with the officer from whom the appeal is taken and with the Appeal Authority a notice of appeal specifying the ground thereof.
 4. The City Staff from whom the appeal is taken shall transmit to the Appeal Authority all papers constituting the record upon which the action appealed from is taken.
 5. The person or entity making the appeal has the burden of proving that an error has been made.
 6. An Appeal Authority's land use decision is a quasi-judicial act. The Appeal Authority shall find whether an error has been made. The Appeal Authority shall review the matter only using the information gathered on the record from the Land Use Authority's decision and decision-making process. New information will not be considered. The Appeal Authority may affirm, reverse, or modify the action appealed from as it seems just and equitable and exercise all rights of any other officer or commission. The Appeal Authority shall:
 - a. determine the correctness of the Land Use Authority's interpretation and application of the plain meaning of the land use regulations; and
 - b. interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.
 7. Only administrative zoning decisions applying the zoning ordinance may be appealed to the Appeal Authority. Appeals may not be used to waive or modify the terms or requirements of this title.
 8. The Standard of review for appeals is De Novo.
- F. Variances.
1. Any person or entity desiring a waiver or modification of the requirements of this title as applied to a parcel of property that he owns, leases, or in which he holds some other beneficial interest may apply to the Appeal Authority for a variance from the terms of this title.

2. The Appeal Authority may grant a variance only if all five of the following conditions are met:
 - a. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title.
 - b. There are special circumstances attached to the property that do not generally apply to other properties in the same zone.
 - c. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone.
 - d. The variance will not substantially affect the general plan and will not be contrary to the public interest; and
 - e. The spirit of this title is observed and substantial justice done.
3. In determining whether enforcement of this title would cause unreasonable hardship under subsection (2) of this section, the Appeal Authority may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought; and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.
 - a. In determining whether or not enforcement of this title would cause unreasonable hardship under subsection (2) of this section, the Appeal Authority may not find an unreasonable hardship if the hardship is self-imposed or economic.
4. In determining whether or not there are special circumstances attached to the property under subsection (2) of this section, the Appeal Authority may find that special circumstances exist only if the special circumstances:
 - a. Relate to the hardship complained of; and b. Deprive the property of privileges granted to other properties in the same zone.
5. The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.
6. Variances run with the land.
7. The Appeal Authority and any other body may not grant use variances.
8. In granting a variance, the Appeal Authority may impose additional requirements on the applicant that will:
 - a. Mitigate any harmful effects of the variance; or b. Serve the purpose of the standard or requirement that is waived or modified.
- G. District court review. Any person adversely affected by any decision of the Appeal Authority may petition the district court for a review of the decision. Petitions for appeal to the district court shall be made within 30 days of the Appeal Authority's decision, or as otherwise outlined by Utah State Code (UCA 10-9a part 8 et seq.).
- H. Stay of decision: The Appeal Authority may stay the issuance of any permits or approvals based on its decision for thirty (30) days or until the decision of the district court in any appeal of the decision.

18.12.105 Planning Commission Created and Membership

- A. There is created a Planning Commission within and for the City to be known as The Planning Commission.
- B. The Commission shall consist of seven voting members, plus two non-voting alternates. Alternates shall vote in the event that said alternates participates on the Commission in

place of voting members. All members shall be appointed by the Mayor with the consent of the City Council from among residents of the City. Members shall be selected without respect to political affiliation and may receive compensation per City Policy.

18.12.110 Planning Commission - Powers and Duties

The Planning Commission shall have the following powers and duties:

- A. Hear and recommend amendments to Titles 18 of the Heber City Code;
- B. Hear and recommend amendments to the General Plan;
- C. Other such direct or indirect duties and powers as defined in said Titles 18, the City Code, the State Code and as may be designated by the City Council.

18.12.115. Planning Commission Terms of Office, Organization and Removal from Office

- A. Term of Office. The terms of office for the appointive members of such Commission shall be two, four, and six years. Two shall be appointed for two years, two shall be appointed for four years, and three shall be appointed for six years. The term of office for the alternate(s) shall be for two years. Thereafter, the terms of office for each appointive member, except for the alternate(s), shall be six years. Vacancies occurring otherwise than through the expiration of term shall be filled by appointment by the Mayor, with the consent of the City Council.
- B. Organization. The Planning Commission shall elect from its membership a chairman and vice chairman and shall adopt rules for its own organization and for the transaction of business not in conflict with ordinances or laws. It shall also keep a public record of its proceedings according to the Utah Open and Public Meetings Act.
- C. Removal from Office. Any appointive officer may, at any time, be removed from office by the action of the appointive power with the concurrence of a majority of all the City Council, or of a majority of all the City Council with the concurrence of the appointive power.
- D. Rules of Procedure. The Commission shall develop and adopt Rules of Procedure for meetings and post those on the City website.

18.12.120 Amendment of The Zoning Ordinance Or Map

The City Council, after a recommendation from the planning commission, may amend the number, shape, boundaries, or area of any zone; any regulation of or within the zone; the general plan, or any other provisions of this title.

Amendments may be initiated by the City Council, the planning commission, or by one or more owners of property affected by the proposed amendment. Unless initiated by the city council or planning commission, no amendment shall be considered without evidence of the acquiescence therein of the owners of the property involved.

- A. The amendments may only occur in accordance with the following procedure:
 1. *Submission.* Any person, including staff, the planning commission or City Council, seeking an amendment to this title, the zoning map or the general plan shall submit to

the planning commission, on application forms provided by the city, generally including the following:

- a. A description of the specific amendment to this title or zoning map.
 - b. The reason and justification for the proposed amendment addressing all of the following:
 - i. How the proposed amendment would further the purpose and intent of this title;
 - ii. How the proposed zoning amendment is consistent with the general plan;
 - iii. How the proposed amendment meets the needs and policy of the city as expressed by the legislative body in stated goals and objectives found in the general plan.
- B. After receipt of a copy of any amendment from the planning commission held at a public hearing and before adopting any amendment, the City Council may set the matter for a public hearing or public meeting.
- C. After the public meeting or hearing, the City Council may:
1. Adopt the amendment as proposed;
 2. Modify the amendment and adopt or reject the amendment; or
 3. Reject the amendment.
- D. In case an application from a petitioner for a change of zone is denied, a new application for the same zoning change affecting the same property shall not be eligible for reconsideration for one year subsequent to such denial.
- E. City Council denial of an application to amend the general plan shall preclude a person from filing another application covering substantially the same subject or property, or any portion thereof, for one year from the date of the disapproval. This section shall not limit the City Council, planning commission, or authorized city staff from initiating a general plan amendment at any time.

18.12.140 Agricultural Protection Area (APA)

- A. The provisions of Chapter 41, Title 17 of Utah State Code et seq. shall govern the process for creating, removing, or adding to an APA in Heber City. State Code shall also govern the extent or limit to which an APA benefits any particular property.
- B. The Heber City Planning Commission shall serve as the recommending Advisory Board in consideration of APAs.
- C. There shall be at least five (5) contiguous acres in each APA.
- D. Properties shall be located within a Residential Agriculture or Agricultural Zone to qualify to be part of an APA.
- E. Once established, an APA shall be shown upon the City's Zoning Map.

18.16 Boundaries of Zones

18.16.010 Boundaries of Zones

Where uncertainty exists with respect to the boundaries of various zones, the following rules shall apply for a Community Development Director determination:

- A. Where the intended boundaries on the zone map are approximately street or alley lines, said streets or alleys shall be construed to be the zone boundaries;
- B. Where the indicated boundaries are approximately lot lines, said lot lines shall be construed to be the zone boundaries, unless otherwise indicated;
- C. Where land has not been subdivided into lots, the zone boundary shall be determined by the use of the scale of measurement shown on the map.

This Ordinance shall take effect immediately upon approval.

PASSED, APPROVED and ORDERED TO BE PUBLISHED BY THE HEBER CITY COUNCIL this 5th day of December 2023.

	AYE	NAY	ABSENT	ABSTAIN
Michael Johnston	<u>X</u>	_____	_____	_____
Rachel Kahler	<u>X</u>	_____	_____	_____
Ryan Stack	<u>X</u>	_____	_____	_____
D. Scott Phillips	<u>X</u>	_____	_____	_____
Yvonne Barney	<u>X</u>	_____	_____	_____

APPROVED:

Heidi Franco
Mayor Heidi Franco



ATTEST:

Simone Locke Date: 12/5/23
RECORDER