



118 Lion Blvd • PO Box 187 • Springdale, UT 84767 • (435) 772-3434

**PLANNING COMMISSION NOTICE AND AGENDA**  
**THE SPRINGDALE PLANNING COMMISSION WILL HOLD A SPECIAL MEETING**  
**ON WEDNESDAY, MARCH 2, 2022 AT 5:00 PM**  
**AT THE CANYON COMMUNITY CENTER, 126 LION BLVD – SPRINGDALE, UT 84767**  
*A live broadcast of this meeting will be available to the public for viewing/listening only.*

**\*\*Please see electronic login information below\*\***

**Approval of the agenda**  
**General announcements**

**A. Action Items**

1. Reconsideration of exterior building material request for Canyon Springs Lot 21 – Sean Keightley.

**B. Discussion/Information/Non-Action Items**

1. **Ordinance Revision:** Changes to the method of measuring setbacks and associated setback changes, plus changes to the development standards in the Village Commercial zone.
2. **Housing Strategies:** Discussion of potential land use strategies to address housing affordability.
3. Discussion regarding revision or repeal of the Cottage Housing Overlay zone.

**C. Adjourn**

APPROVED *[Signature]*

DATE 3/2/2022

The foregoing agenda was posted at the Springdale Town Hall at approximately 12:00am/pm on 02/25/22 by *[Signature]*.

This notice is provided as a courtesy to the community and is not the official notice for this meeting/hearing. This notice is not required by town ordinance or policy. Failure of the Town to provide this notice or failure of a property owner, resident, or other interested party to receive this notice does not constitute a violation of the Town's noticing requirements or policies.

**\*\*To access the electronic webinar please click the Zoom link below:**

<https://us02web.zoom.us/j/88211828144?pwd=am845FBzbDVRcDkySjNvNEN3ZWR6UT09>

Meeting ID: 882 1182 8144  
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**NOTICE:** In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Darci Carlson at 435.772.3434 at least 48 hours before the meeting.

Packet materials for this meeting will be available at: <https://www.springdaletown.com/agendacenter>



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION WORK MEETING  
ON WEDNESDAY, MARCH 2, 2022, AT 5:00 PM  
AT THE CANYON COMMUNITY CENTER, 126 LION BLVD,  
SPRINGDALE, UT 84767.**

**Meeting convened at 5:00 pm.**

**MEMBERS PRESENT:** Chair Ric Rioux, Commissioners Kyla Topham, Tom Kenaston, Pam Inghram, Noel Benson, Pat Campbell, Adam Hyatt, and Susan McPartland from Zion National Park.

**ALSO PRESENT:** Director of Community Development Thomas Dansie and Town Clerk Darci Carlson. See attached sheet for attendees known to have signed into the meeting.

Mr. Rioux wanted to change the order of the agenda. He requested under section B that the Commission start with item 3, then proceed in order.

**Approval of the Agenda: Motion made by Pam Inghram to approve the adjusted agenda. Seconded by Tom Kenaston.**

**Topham: Aye**

**Benson: Aye**

**Rioux: Aye**

**Kenaston: Aye**

**Inghram: Aye**

**Motion Passed unanimously.**

**Commission discussion and announcements:**

Mr. Rioux announced he and his wife planned to move in the fall. He would remain involved in the Planning Commission until that time.

**A. Action Items**

**1. Reconsideration of exterior building material request for Canyon Springs Lot 21 – Sean Keightley:** Derek Bulloch was the contractor who represented the applicant. The Commission had received the applicant's letter. The Architectural Committee had previously approved the sample boards; however, the Town rejected the aluminum siding because the code recognized aluminum as a prohibited material.

The property owner researched the material's properties, specifically about the reflectivity. If the roof had a reflective rating of 33%, then, he argued, the reflective rating of 6% for the aluminum siding should be approved. The two areas using the siding were on the north and west side. The square footage covered in the aluminum was small. His reason for requesting this material rather than an approved one was that it was low maintenance and fire safe.

Ms. Topham asked if other materials had been considered.

- Mr. Bulloch said this was high-grade and should be considered. He argued aluminum could be used on facia, so he questioned why this material was being rejected.
- Mr. Dansie said non-rusted material was prohibited except as trim or soffit material.

Mr. Campbell asked the question being debated.

- Mr. Rioux said the Commission needed to see if the proposed material met the code.

Robert Bulloch addressed the Commission. He understood the objection was that the material was aluminum. He noticed homes that have aluminum and vinyl siding. This material was a quality product. The HOA approved the material, so he questioned why the Town disallowed it.

- Mr. Rioux stated the other homes could have been constructed before the ordinance was in place. To his knowledge, there had not been an approval of those materials.

Mr. Benson noted if the house was under 3,000 square feet, they could use aluminum siding. The concerns were not reflectivity, but it was worrisome that this set precedence. Feedback was received from residents who expressed their concern about introducing this product into the construction.

Ms. Topham acknowledged this was an upgrade from what aluminum siding typically was. If the Commission approved the aluminum siding, that would set precedence and could allow different types of aluminum in the future with varying reflectivity ratings. She researched different (ISR) standards and learned that the numbers did not equate to how much glare a material would have.

The Commissioners stated there was a set of rules set by ordinances. Those could change over time, and the product list could be adjusted. A recommendation to modify the ordinance could be made at a separate time. The ordinance allowed for other options that would produce less glare and be fire safe.

**Motion made by Pam Inghram that the Planning Commission denies the request for utilizing aluminum siding as an alternative building material on the walls of the proposed residence at Canyon Springs Lot 21. This denial is pursuant to section 10-16-4(5) of the Town Code, prohibiting vinyl and aluminum siding as wall-finished materials. Aluminum siding is not included in the materials list, where exceptions may be granted. Seconded by Noel Benson.**

**Topham: Aye**

**Benson: Aye**

**Rioux: Aye**

**Kenaston: Aye**

**Inghram: Aye**

**Motion passed unanimously.**

## **B. Discussion/Information/Non-Action Items**

### **1. Discussion regarding revision or repeal of the Cottage Housing Overlay zone:**

The Cottage Housing Overlay (CHO) zone was adopted 7-8 years ago. The intent was to allow lower-cost housing with a slightly higher density. The code expressly anticipated it would influence housing affordability through market forces. As seen, this tool has not achieved the desired result. The CHO was a zone change; therefore, there was broad discretion to approve or deny applications. The Commission could choose to investigate revisions to the ordinance or determine that the CHO was not an appropriate tool for Springdale. It was currently allowed in the VR zone but only in limited areas. It was permitted in the Commercial zones, but they already allowed a higher density development, so it was unlikely that anyone would want a cottage housing development in the Commercial zones.

Ms. Topham asked about applications that the Town had received.

- A proposal was received for a property near the south end of town. The proposal was to develop 12 cottages on the property and was ultimately pulled by the applicant after the Planning Commission recommended denial. The recommendation was based on concerns of the surrounding property owners and the Commission's concerns that the location was not suitable for cottage housing.

Ms. Inghram noted the real estate market allowed the current CHO project developer to market cottages in fractional interest. Market forces influenced building costs. In looking at the developments, it was

allowing higher-density residential construction that did not achieve an affordable standard. She felt that this ordinance should be repealed.

Mr. Kenaston agreed. He added that if there were a percentage of units required to be deed-restricted, there would be a mix of market-rate and affordable units. He stated that the Commission should repeal the ordinance until it could be resurrected to meet the housing goals of the General Plan.

Mr. Rioux understood there was a moderate-income housing overlay zone and questioned if this could be used more effectively. The CHO had not worked in any aspect.

Mr. Dansie described the premise of the moderate-income housing overlay zone. The CHO was for the private market.

The Commission agreed that the CHO did not accomplish what was intended, and the best decision now was to repeal it. The next step would be to hold a public hearing.

## **2. Ordinance Revision: Changes to the method of measuring setbacks and associated setback changes, plus changes to the development standards in the Village Commercial zone:**

In a previous meeting, the Commission had asked for revisions to the definition of a setback and clarified setbacks for recreation facilities. The topics that the Commission should discuss were related to graduated setbacks and about the Village Commercial zone and potential strategies to use in the VC and VR zone to address some of the concerns that the Commission identified.

Ms. Inghram stated that one of the main concerns brought up by Commissioners in the previous meeting was identifying properties that a change may impact net buildable area versus lot area for density calculation purposes. A map was put together that overlaid the floodways and the slope to identify those properties. They were concerned if this would be a taking, to which Ms. Inghram stated that it was not a legal concern.

Concern was also raised if property owners would need to be given a reduced setback to compensate them. Ms. Inghram stated that doing so would not accomplish the intent of moving to net buildable area because the density would be where it was initially. Adopting different setback rules would further the goals delineated in the General Plan. Using net buildable area would reduce the number of lodging units, apartments, and condos in the VC and CC areas. It could potentially reduce the number of lots that could be subdivided on any given parcel if they were more significant than the minimum lot size. It was suggested to adopt tools that could accomplish something similar to net buildable. The tools presented were using graduated setbacks, increasing distance between buildings, increasing lot size, and potentially allowing only construction of single-family residences in the FR and VR zone.

Mr. Benson asked if the Town could institute a blanket requirement in all VC of a one-story maximum but allow certain exceptions to go beyond that. He felt it was important not to take away from smaller developers.

- The Commission could write the blanket standard and add specific exceptions in the ordinance.

Mr. Rioux suggested adding a requirement to have more than one use if the properties were developed with lodging or apartments to ensure that other types of businesses would be added.

Ms. Topham favored graduated setbacks but was hesitant when it came to adding restrictions on residential properties. Affordability and accessibility should be the Commission's priority for the residents.

The next step was to clarify the verbiage and present it back to the Commission in a future work meeting.

## **3. Housing Strategies: Discussion of potential land use strategies to address housing affordability:**

The Commission previously discussed housing strategies and agreed that more detailed language was needed. They had also addressed three possible tools to use in helping the Commission address housing affordability.

- The tools identified in the housing study included a transfer of development right program, a community land trust program, enhanced use of ADUs, and making allowance for public infrastructure districts. The Commission should pay the most attention to the transferrable development right program, as some of the other options did not apply to the Town, had already been addressed by the Commission, or did not need action.
- The enhanced use of deed restrictions language was added in the staff report to outline how future deed restrictions could work and when they could be applied.
- Possible revisions to the Town's inclusionary zoning ordinance included moving toward a system similar to the Grand County model. Mr. Dansie noted there was proposed legislation that may disallow this, so he recommended the Commission hold off on discussing this item until a legislative determination was made.

Mr. Dansie stated that typically the enforcement was different for rental housing versus owner-occupied housing. For rental housing, there was an annual recertification. There was an income qualification for owner-occupied housing at the time of purchase. When the house is resold, it would need to be sold to an income-qualified household. It would require a lot of resources from the Town to administer the deed restrictions.

Mr. Dansie added that specific areas for preservation could be targeted as 'sending zones' and identified on a map. The areas that could accommodate additional density would be identified as 'receiving zones' and did not need to be vacant properties. The Town would not price the value of a development right. As with any legislative decision, the Commission would not necessarily need approval from the property owners to designate a property a 'sending zone' or 'receiving zone.' The Commission could incentivize receiving zones.

The Commissioners liked the concept of the TDRs but requested more concrete examples and detail to help solidify their understanding.

**C. Adjourn**

**Motion to adjourn at 7:05 pm made by Kyla Topham Seconded by Noel Benson.**

**Topham: Aye**

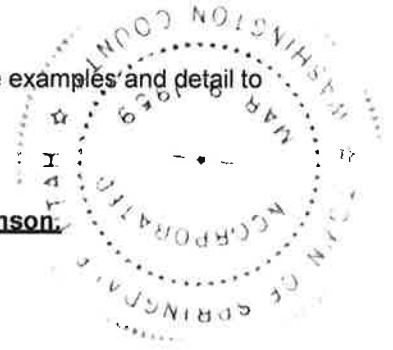
**Benson: Aye**

**Rioux: Aye**

**Kenaston: Aye**

**Inghram: Aye**

**Motion passed unanimously.**



*Darci Carlson*

Darci Carlson, Attending Clerk

*Aren Emerson*

Aren Emerson, Transcribing Clerk

*Kyla Topham*

APPROVAL: \_\_\_\_\_

DATE: 4-20-22

A recording of the public meeting is available by contacting the Town Clerk's Office. Please call 435-772-3434 or via email at [springdale@springdale.utah.gov](mailto:springdale@springdale.utah.gov) for more information.



Darci Carlson <dcarlson@springdale.utah.gov>

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## Fwd: Lot 21 consideration of aluminum siding — Materials - Light Reflecting Factors

1 message

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Thomas Dansie <tdansie@springdale.utah.gov>  
To: Planning Commission <pc@springdale.utah.gov>

Mon, Feb 28, 2022 at 9:32 AM

Commissioners-

See the additional comments from the public regarding the aluminum siding material at Canyon Springs Lot 21.

Tom

----- Forwarded message -----

From: Alex [REDACTED]  
Date: Sat, Feb 26, 2022 at 6:35 PM  
Subject: Lot 21 consideration of aluminum siding — Materials - Light Reflecting Factors  
To: <tdansie@springdale.utah.gov>

Tom,

Please kindly pass along my comments and link to the Planning Commission regarding possible approval of aluminum siding in Springdale.

Aluminum is highly reflective as documented in the attachment. It is significantly more reflective than myriad other suitable and approved building materials in town. To approve the use of aluminum siding in sunny Springdale would be a disservice to any neighbors that would find themselves on the unfortunate receiving reflective end of aluminum clad homes.

Thank you for your consideration,

Alex Goodman

[https://www.engineeringtoolbox.com/light-material-reflecting-factor-d\\_1842.html](https://www.engineeringtoolbox.com/light-material-reflecting-factor-d_1842.html)

Sent from my iPhone



Darci Carlson <dcarlson@springdale.utah.gov>

**Fwd: CSE LOT #21: USING ALUMINUM ON A SIDE WALL ON NEW RESIDENTIAL BUILD**

2 messages

Thomas Dansie <tdansie@springdale.utah.gov>

Wed, Feb 16, 2022 at 8:58 AM

To: Darci Carlson <dcarlson@springdale.utah.gov>, Aren Emerson <aemerson@springdale.utah.gov>

Public comment regarding the requested building material change at Canyon Springs Lot 21.

Tom

----- Forwarded message -----

From: L. L. Sink [REDACTED]

Date: Tue, Feb 15, 2022 at 9:53 PM

Subject: CSE LOT #21: USING ALUMINUM ON A SIDE WALL ON NEW RESIDENTIAL BUILD

To: Tom Dansie <tdansie@springdale.utah.gov>

Cc: <JAM@springdale.utah.gov>, Emily Holt [REDACTED]

**Tom,**

**RE: 02/16/2022 TOS PLANNING COMMISSION MEETING**

**CSE – LOT #21 USE OF ALUMINUM LONGBOARD ARCHITECTURAL PRODUCTS**

**FOR WALL SIDING ON NEW RESIDENTIAL CONSTRUCTION**

**Currently, the TOS Code does not allow Aluminum Wall Siding to be installed on residential homes due to light reflection. Due to the direct sunlight throughout Springdale, this code needs to be honored now and forever for the entire town of Springdale.**

**Per your attached 02/11/2022 Memorandum. I found the 2 attached photos out of the 8 photos total from Longboard Architectural Products, that clearly show a high reflection from the sun. Notice the other 6 out of the 8 photos are taken with no direct sunlight on the Aluminum Siding. These 6 photos taken in the shade provide no light reflection off of the 100% Aluminum Longboard Architectural Product. No direct sunlight = No light reflection. Aluminum in direct sunlight always has light reflection.**

**The location for this Aluminum to be installed on a high area above the 8' x 16' Double Garage of a 17' tall wall. This is a massive space to have Aluminum Siding that will have light reflection of the afternoon sun until sunset. In addition to, the light reflection from exterior wall sconce lighting at night.**

**Looking a small sample of anything is always different from looking at a large mass of any product on a wall. It is misleading to think this small aluminum sample would be a viable option for a large exterior wall space, that has afternoon sun exposure until sunset.**

**Currently, the installed plexiglass Double and Single Garage Doors have sun light reflection in the afternoon until sunset. Installing an Aluminum Wall Siding Product in the mass area above the Double Garage Door will only double this 17' wall sunlight reflection in the afternoon until sunset. This will create an unnecessary nuisance and too much sunlight reflection from the front side of the house.**

**Living directly across the street from this house under construction. I receive the most sunlight reflection from the house in the afternoon. Currently the plexiglass garage doors reflective sunlight glare is a nuisance in the afternoon, and will worsen during the summer.**

**The TOS has done an excellent job of not allowing Aluminum Wall Siding to be installed on residential homes. Hopefully the TOS Planning Commission will continue to honor the TOS Code of not allowing Aluminum Wall Siding to be installed on any residential homes.**

**Thank you,**

**Laura L. Sink**

**CSE - [REDACTED]**

**A: [REDACTED]**

**H: 1 [REDACTED]**



E: [REDACTED]

3 attachments



CSE - 110 LONGBOARD Web01.jpg  
514K



CSE - 110 LONGBOARD ISS-2610Victoria-4937-Edit.jpg  
1277K

 CSE - TOS TD - lot 21 siding.pdf  
456K

Thomas Dansie <tdansie@springdale.utah.gov>  
To: Planning Commission <pc@springdale.utah.gov>

Fri, Feb 25, 2022 at 5:14 PM

Commissioners-

Please see the comments below regarding the material reconsideration request at Canyon Springs Lot 21.

Thanks!

Tom

----- Forwarded message -----

From: **L. L. Sink** [REDACTED]  
Date: Fri, Feb 25, 2022 at 5:08 PM  
Subject: FW: CSE LOT #21: USING ALUMINUM ON A SIDE WALL ON NEW RESIDENTIAL BUILD  
To: Tom Dansie <tdansie@springdale.utah.gov>  
Cc: <bbruno@springdale.utah.gov>, Alex Goodman [REDACTED], Emily Holt [REDACTED],  
<rrioux@springdale.utah.gov>, <kenaston@springdale.utah.gov>, <ktopham@springdale.utah.gov>,  
<nbenson@springdale.utah.gov>, <pinghram@springdale.utah.gov>, <pcambell@springdale.utah.gov>,  
<ahyatt@springdale.utah.gov>

**Tom,**

**Please pass along my letter to the TOS Planning Commission.**

**Concerns about the TOS Planning Commission reconsidering CSE Lot #21 new house construction using Aluminum Wall Siding.**

**Per the TOS Code Aluminum Siding is a prohibited material per section 10-16-4(B)(4)(b)(5).**

**To install Aluminum Wall Siding would be a violation of the TOS Code.**

**Will the TOS Planning Commission be asking the TOS Town Council to change the code to allow Walls to be covered in Aluminum Siding?**

**In addition, will there be a Light Reflection Code for all Exterior Aluminum Wall Siding? Due to the fact Exterior Aluminum Wall Siding has a light reflection off of it.**

**To allow this home owner to install Aluminum Siding on the walls of the house will establish a precedent for all future residential homes to have Aluminum Siding.**

**The attached Longboard Photos show the Natural Sun Light Reflection off of the Aluminum Siding. Longboard is the manufacturer of the Aluminum Siding CSE Lot #21 wants to use on their exterior walls.**

**The attached CSE Lot #21 Rendering provided by the owner, it is NOT a photo. Therefore, NO Natural Sun Light or any Light Fixtures Lumens Reflection are made possible to be observed on a Rendering.**

**This house in the afternoon until sunset will be receiving Sun Light on this Wall Aluminum Siding. Which will provide a great deal light reflection off of the Aluminum Siding. Living directly across the street from this house does effect us the most with the light reflection from the aluminum wall siding.**

**Hoping the TOS Planning Commission will continue to honor the current TOS of prohibiting Aluminum Wall Siding.**

**Just because the very small Aluminum Sample looks like Wood. Does not mean, the Aluminum Wall Siding will look like Wood installed on a very large scale of a wall.**

**Aluminum material is Aluminum, no matter what the color or design is on Aluminum material.**

**Thank you,**

**Laura**

**Laura L. Sink**

**H:** [REDACTED]

**E:** [REDACTED]

**M:** [REDACTED]

**From:** Thomas Dansie <tdansie@springdale.utah.gov>

**Sent:** Wednesday, February 16, 2022 8:57 AM

**To:** L. L. Sink [REDACTED]

**Cc:** Jeff McKee <JAM@springdale.utah.gov>; Emily Holt <[REDACTED]>

**Subject:** Re: CSE LOT #21: USING ALUMINUM ON A SIDE WALL ON NEW RESIDENTIAL BUILD

Thank Laura!

I will pass these comments on to the Planning Commission.

Tom

[Quoted text hidden]

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**3 attachments**



**CSE - 110 LONGBOARD Web01.jpg**  
514K



**CSE - 110 LONGBOARD ISS-2610Victoria-4937-Edit.jpg**  
1277K



**TOS - RECONSIDERATION REQUEST - CSE LOT 21 - ALUMINUM SIDING.pdf**  
1562K

## Lot 21 Canyon Cove Circle, Canyon Spring Estate, Springdale

Re: TOS Planning Commission approval of Aluminum Siding by Longboard Products.

I am asking the Planning Commission to reconsider approving my proposed aluminum siding.

As I understand it there are three principle objections by the Planning Commission to approving the proposed aluminum siding:

1. The TOS code does not allow aluminum siding.
2. Light reflectance
3. Future considerations for approval if my proposal is approved.

Please consider:

1. The clause in the code that does not allow aluminum siding was adopted a long time ago and the design and acceptability of the newer designs of aluminum siding have changed significantly and likely have addressed prior reasons for objections. The Planning Commission must have the flexibility to amend clauses and accept new materials from time to time.
2. Light reflectance –

We have 2 areas of the house with exterior siding (i) Owner's Bedroom Suite – has a horizontal section 3' x 15' above the sliding door and 2 vertical sections of 1-1/2' x 9' at each side of the door - approx. 72 sq.ft. & (ii) Double Garage – has 6' x 21' above the door and a small vertical to the left 6" x 8' and a larger section to the right 2-1/2' x 8' - approx. 150 sq.ft. So overall not a considerable amount of siding. The surface area of the garage doors is approx. 216 sq.ft. that nearly entirely consist of frosted glass that must be greatly more reflective than the proposed siding. The Owner's Suite faces NNE and will not have sunlight shinning on it. The Double Garage faces WNW and together with the mountains to our west will have limited sunlight shinning on it.

I contacted Longboard about light reflectance and they provided me with some data. Although they do not have data specifically for the Dark Cherry siding color we want they have it for a color called Italian Rosewood.

Dark Cherry



Italian Rosewood



Longboard provided these ASTM test results: They said they are Initial Solar Reflectance (ISR)

**Reflectance Results:**

The reflectance results as calculated by ASTM 1477 are:

- Ultra white: 0.732 (or 73.2%)
- White Oak: 0.706 (or 70.6%)
- Italian Rosewood: 0.064 (or 6.4%)
- Black: 0.050 (or 5.0%)

I also contacted the metal roof supplier in St. George (Tri-State Metal Roofing) and they provided me the data for the Charcoal Gray roof that was approved, the ISR is 0.33 (33%).

The Dark Cherry is several shades lighter than the Italian Rosewood (ISR of 6.4%) and even if you were to class the Dark Cherry as high as the Charcoal Gray roofing it should therefore be acceptable, especially as it is such a small quantity compared to the vast area of metal roofing. The aluminum siding is not smooth and has a satin like finish that helps breakup light reflectance.

From a fire safety perspective the aluminum is a good choice and I have seen vinyl siding about and wonder how did that ever get approval and assume it is as mentioned early, a factor of the significant changes is exterior materials over time.

3. Planning Commissions future considerations – I would suggest a review and change in the TOS code to reflect consideration of new materials. Such change will take some time and in the interim and as a means of standardization a minimum standard for Initial Solar Reflectance could be adopted, say 50%.

I can provide the supporting correspondence from Longboard upon request.

Thank you for your consideration.

Yours respectfully,

Sean Keightley

Feb 27<sup>th</sup>, 2022



PO Box 187 118 Lion Blvd Springdale UT 84767

**ATTENDANCE RECORD**  
Please print your name below

Meeting Planning Commission Date 3/2/22

**IN PERSON ATTENDEES:**

**REMOTE ATTENDEES:**  
(Clerk will complete)

Derek Bulloch  
Name (please print)

Judith Schraut  
Name (please print)

ROBERT BULLOCK  
Name (please print)

Ryan Lee  
Name (please print)

Cade Campbell  
Name (please print)

Susan Hoove-  
Name (please print)

\_\_\_\_\_  
Name (please print)

214-263-2398  
Name (please print)

\_\_\_\_\_  
Name (please print)

435-218-3518  
Name (please print)

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Name (please print)

Lizette  
Name (please print)

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Name (please print)

Riley  
Name (please print)

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Name (please print)

435-229-3979  
Name (please print)

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Name (please print)

Stephanie DeGraw  
Name (please print)

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Name (please print)

208-403-9509  
Name (please print)

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