



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING
ON WEDNESDAY MARCH 20, 2019 AT 5:00PM
AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

Meeting convened at 5:00PM

MEMBERS PRESENT: Chair Mike Marriott, Suzanne Elger, Allan Staker, Joe Pitti, Jack Burns, Tyler Young and Cindy Purcell from Zion National Park.

ALSO PRESENT: Director of Community Development Tom Dansie, Associate Planner Sophie Frankenburg, and Deputy Clerk Katy Brown Recording. Please see attached list for citizens signed in.

Pledge of Allegiance

The applicant from Item A1 had a conflict and would be late to the meeting. He requested to move his item down on the agenda. The Commission would delay item A1 and start with Item A2.

Approval of the Agenda: Motion made by Joe Pitti to approve the agenda moving Item A1 to coincide with Item A5 to give time for the applicant to arrive: seconded by Suzanne Elger.

Staker: Aye

Elger: Aye

Marriott: Aye

Burns: Aye

Pitti: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Dansie had several announcements:

The public was invited to join in the “River Walk & Talk” as part of the Virgin River Management Plan (VRMP) at River Park on March 25th starting at 5pm. The event was being organized to engage the community and inform them of the work being done on the VRMP.

The 2019 Public Officials Training would be on Friday March 29th at 8:30 AM at the Virgin LDS Chapel. The training was required for Commission members.

A Town-wide Russian Thistle (Tumbleweed) clean-up event was scheduled on March 30th from 8:30 AM – 12:30 PM at the George A. Barker River Park. Participants were encouraged to wear long sleeves and gloves, but all other supplies would be provided.

A Public Hearing notice was posted which included a Design/Development Review for Anasazi lot 48. The notice stated that the public hearing for that item would take place at the current meeting. Unfortunately, the applicant did not meet the deadline to submit the requested application and documentation. The item was therefore not included on the Agenda for the meeting on March 20, 2019.

Ms. Brown announced that after many years of service in Zion National Park, Ms. Cindy Purcell would be retiring from the NPS at the end of March. Her final Springdale Planning Commission meeting as Ex-Officio member would be March 20, 2019. Since joining the Commission in September 2016, Ms. Purcell had played a crucial role in discussions about the issues that faced both the Town and the National Park. The Town of Springdale extended sincere gratitude to Ms. Purcell for her contributions over the years and wished her well on her next adventure.

Action Items

1. Public Hearing: Conditional Use Permit: Public Hearing: Design/Development Review – Ryan Lee Requests a Design/Development Review for a new building containing four transient lodging units at 1214 Zion Park Boulevard, located in the Village Commercial Zone: Mr. Dansie summarized that the proposed structure would add four units on the same property as the former LaFave Gallery and guest suites. Since the Conditional Use Permit had been approved for Transient Lodging, the Commission would need to determine if the structure design complied with development standards. Mr. Dansie outlined a few considerations: 1) Parking: The parking for the use did not meet the required setback standards. The applicant had a concept in mind to enter into a parking agreement with the adjacent property owner in order to satisfy the standard, however no written agreement had been submitted with the application. 2) Lighting Design: The outdoor lighting design included in the proposal did not outline details about building mounted lighting or height of the parking lot site lighting. Staff recommended that any approval should include a condition about providing the remaining lighting details. 3) Landscape Design: In the Village Commercial (VC) zone, at least 60% of the property must be retained as natural landscaping. The property as it currently sat was very close to that threshold, so the Commission could choose to verify that landscaping requirements would still be met with the addition of the new building.

Commission questions to staff: None were asked.

Public questions to staff: None were asked.

Commission questions to applicant: Mr. Mark Fahrenkamp was present as the General Contractor hired by Mr. Lee to answer questions. He wanted to address items in the proposal identified by staff to be outstanding. He had failed to include the pole height in the proposal but surmised that it would be no more than 8 feet. He affirmed that there would be no exterior lighting except for building mounted can lights. He thought the type of can light fixtures were included in the proposal. He said that 67% was natural landscape and asked if the Commission required a final landscape plan prior to approval.

- Mr. Marriott said it was an option to grant approval contingent on conditions being met.

Mr. Fahrenkamp stated that the applicant had not yet executed a written agreement with the adjacent parking lot owner Ms. Trish Jennings, although verbal conversations indicated that she was amenable to the concept. Mr. Lee was concurrently working on purchasing the adjacent lot, which would negate the need for a site lease agreement altogether.

Ms. Elger asked why there had been a delay in submitting a written parking agreement.

- Mr. Fahrenkamp noted that there had been personal extenuating circumstances in the owner's family and the process was deferred in consideration of those events.

Mr. Marriott asked what the plan would be if a site lease parking agreement was not executed.

- Mr. Ryan Lee responded that if the agreement was not signed, his plan was to move forward with purchasing the lot.

Mr. Burns asked if the applicant was proposing amber LED light on the exterior.

- Mr. Fahrenkamp affirmed they would choose a fixture that met the standard of 3,000K or less, which he thought qualified as amber.

Public questions to applicant: None were asked.

Motion made by Joe Pitti to open public hearing: seconded by Allan Staker.

Staker: Aye

Elger: Aye

Marriott: Aye

Burns: Aye

Pitti: Aye

Motion passed unanimously.

Public Comments: Kathy LaFave, former owner of LaFave Gallery and the property being reviewed, was present to make public comment in regard to the applicant's intentions for the proposal. Ms. LaFave felt Mr. Lee had proven his intentions to be an integral part of the community. In response to community feedback she had received, Ms. LaFave had passed along suggested design elements to Mr. Lee who had been very receptive to the suggestions. She was confident he would execute the design with integrity.

Motion made by Suzanne Elger to close public hearing: seconded by Joe Pitti.

Staker: Aye

Elger: Aye

Marriott: Aye

Burns: Aye

Pitti: Aye

Motion passed unanimously.

Commission deliberation: Mr. Pitti was nervous to approve a DDR that was missing a parking agreement. He would feel more comfortable if perhaps a letter of intent had been submitted. He also noted that the scale of the project seemed like it was still in flux. He had hoped to see a finalized landscape plan that verified the 60% natural landscape requirement had been met. He found the overall design to be uncomplimentary to the existing natural design found on the rest of the property and throughout Springdale. He did not feel that the proposed design seemed fully integrated harmoniously within the neighborhood or within the property itself.

Ms. Elger shared Mr. Pitti's concern about moving forward with the parking agreement missing. The proposal as submitted failed to meet setback requirements for parking.

Mr. Burns agreed and felt that the application was incomplete.

Mr. Young agreed that a plan for parking was a necessary element in seeing the full scope of the proposal.

Mr. Pitti wanted to be clear that he was not against the core concept of the proposal, but the design presented a striking difference to what was already on the property.

Mr. Staker felt the parking issue should be resolved before advancing the proposal to the Council. He added that the modern design, although allowed by ordinance, was not his personal taste.

Mr. Burns noted that the former LaFave Gallery design had many elements that he wanted to see more of in Springdale. The different direction of the new building design seemed out of context the rest of the property.

Mr. Marriott agreed with many of the thoughts expressed but felt that the design could move forward with a condition to provide a parking agreement. He agreed that the design could be more harmonious to existing structures on the property. He would be interested to see concepts for the further additions to the property to see the overall design scheme.

Speaking to long term plans and future development of the parcel, Mr. Fahrenkamp assured the Commission that any subsequent structures would be harmonious with the new building being proposed. Mr. Lee was amiable to making changes to stone color to add cohesion. He noted that duplicating the design of the LaFave gallery would prove economically more difficult at this point in time than it was in 2011 when Ms. LaFave was developing.

Ms. LaFave felt the Commission had appropriate concern related to developing a parking agreement, but she affirmed that Ms. Jennings and Mr. Lee were currently in a legal contract for the sale and purchase of the lot. She suggested approving with a condition that if he didn't execute either the sale of the land or a parking agreement, then the proposal would be voided.

Mr. Pitti felt that regardless of pending legal agreements and contracts, the Commission was charged with reviewing the proposal before them. He heard a general consensus that the design was not harmonious with the rest of the property and not congruent with other prevalent architecture in Springdale.

Mr. Burns felt the proposed building would be inserting contemporary design juxtaposed with rustic architecture already existing on the property. But more importantly, he didn't think the Commission should make recommendations on applications that had loose ends.

Mr. Marriott summarized that the Commission felt the application was missing key elements and was therefore incomplete.

Motion made by Joe Pitti that the Planning Commission tables the requested approval of the Design/Development Review for a new building containing four transient lodging units at 1214 Zion Park Boulevard, formally the LaFave Gallery. The Commission finds that the application is incomplete in regards to the parking, in terms of landscaping, and the Commission would also like to see the applicant come back with a design that incorporates elements that will be harmoniously integrated into the properties surrounding it; seconded by Suzanne Elger.

Staker: Aye

Elger: Aye

Marriott: Aye

Burns: Aye

Pitti: Aye

Motion passed unanimously.

2. Grading Permit: 198/199 Bumbleberry Lane, Clark Residence – Trisha Clark: Ms. Frankenburg summarized that the applicant intended to level the southeastern portion of the parcel located off of Bumbleberry lane for future construction of a single-family residence. Staff recommended Commission approval of the Grading permit with the condition that the applicant would provide details on revegetation to DCD prior to the issuance of a permit.

Ms. Trisha Clark addressed the landscaping and responded that it would be a mix of grass and native plants.

Mr. Marriott asked about the project timeline.

- Ms. Clark anticipated that the concrete amphitheater would be removed within a month of the issuance of the permit.
- Mr. Stan Smith, owner of the parcel, was also present to clarify that Ms. Clark intended to situate the structure in such a way that would require the removal of an existing concrete amphitheater. Ms. Clark was waiting for contractor availability but she was motivated to move the process along as rapidly as possible.

Mr. Pitti was curious to know more historic details about the amphitheater being removed.

- Mr. Smith spoke to the history of the amphitheater which now sat in disrepair. It was built in the 1940's by J.R. Madsen's father. Notable performances at the location included the Utah Symphony and the Mormon Tabernacle Choir. Around the time he acquired the property in 1972, a flood washed out most of the amphitheater, leaving only the concrete terrace structure. He indicated that the natural riparian area would be preserved to the highest extent.

Motion made by Joe Pitti that the Planning Commission approves the Grading permit for the Bumbleberry Lane Clark Residence. The Commission has determined the grading permit is in compliance with 10-15B and approval comes with the following condition: That the applicant provide details to DCD on revegetation prior to issuance of permit; seconded by Jack Burns.

Staker: Aye

Elger: Aye

Marriott: Aye

Burns: Ave

Pitti: Ave

Motion passed unanimously.

4. Continued Discussion: Design/Development Review – General Housing and Office Space

Building at 198 Zion Park Boulevard – Dennis Brooks: Applicant Dennis Brooks began with a question to the Commission about what the criteria was for approval or denial of his proposal.

- Mr. Marriott responded that the proposal had neither been approved or denied and the Commission was continuing discussion in light of receiving additional information that they had requested.
- Mr. Brooks had concerns that the criteria for which the Commission was reviewing his proposal was not equal to the criteria for other proposals approved in Town. He felt singled out and that the continued tabling of his proposal was for reasons that were personal.
- Mr. Marriott said the criteria was the Town Code. The Commission was charged with determining if the proposal was in compliance with the applicable land use ordinances. The Commission would always do their best in their review of proposals and would strive to be fair.

Mr. Pitti refuted Mr. Brooks' suspicion that the Commission's leanings toward issuing a denial was personal. Mr. Pitti felt that the Commission had taken the proposal very seriously due to the geologic concerns for the building site.

Mr. Brooks continued with the history of his proposal. His concerns were generally about the process being longer than anticipated. He had spent a great deal of time and money getting second opinions and technical reports. He felt he had mitigated all the concerns raised in discussions about the proposal.

Mr. Dansie took a moment to offer a quick review of the application and how it had progressed through discussions since it was first presented. In the most recent directive to staff, the Commission had requested a summary of their previous deliberations and a potential draft motion to deny the proposal. Staff also sought legal counsel and the findings were provided to the Commission prior to the meeting. Due to Attorney-Client Privilege, that correspondence was not available to the public. Considering those materials along with additional testimony from the applicant, Mr. Dansie stated that the Commission needed to consider approval or denial of the proposal. Should the Commission approve the application, conditions could be included for the applicant to submit lighting plans and attest that there would be no disturbance of 30% slopes, as outlined in previous staff reports for the proposal.

Mr. Pitti asked the extent of the Town's liability if a disaster event happened in conjunction with an approved project on private property.

- Mr. Dansie said the state of Utah was very clear on this issue and had passed a "Utah Governmental Immunity Act." The Act stated that each governmental entity was immune from suit for any injury that resulted from the exercise of a governmental function.

Mr. Young spoke to the specific guideline about how construction should happen for the safety of the project. He pointed to construction standards outlined by Landmark Engineering and, if approved, suggested the applicant follow the standards as closely as possible during construction.

- Mr. Pitti agreed that it would be important to include that as a condition of approval.

Mr. Burns spoke to his personal experience with geologic hazards. Ultimately, it was up to the individual to ensure safe practice in any endeavor. Mr. Burns felt that hazards were likely with Mr. Brooks' proposed building site, but no one could predict the time or place that such an event would occur. He stressed that geologic hazard risk was real. He had a 240-ton boulder hit his home. He was buried in his own home by rock and debris. The ensuing physical and psychological effects would always be present in his life. He understood, however, that his personal opinion was not relevant to his role as a Commissioner. The risk was inherent and documented, but it was unknown when a geologic event would happen.

Ms. Elger agreed that it was not a safe place to build but felt that it met the standards set by ordinance and should therefore be approved with conditions.

Mr. Staker spoke to the geologic history of the particular site. The slide that happened near the proposed building site many years ago had been triggered by the movement of a fault. It could move at any time but no one could say when, where, or how. If the applicant agreed to mitigate the concerns raised by the geotechnical studies, he felt the proposal should be approved.

Mr. Marriott mentioned that his concerns with the construction phase were associated with the wash and asked Mr. Brooks to be cognizant of drainage issues.

Mr. Pitti appreciated the comments from the Commission. He wanted to dispel any misconceptions that the Planning Commission made decisions arbitrarily. He felt the Commission took their time to consider the proposal because not only did the proposal face great potential risk in the future, but the applicant had been a long-standing member of the community. Their goal was to assist with development that was responsible and safe.

Motion made by Suzanne Elger that the Planning Commission approve the proposed Design/Development Review for employee housing and office building at 198 Zion Park Blvd based on the following findings: That the Design/Development application submitted complies with Chapter 10-11B of the Village Commercial Code and 10-16 Architectural Standards and Design Guidelines with regard to building size, setbacks, building height, landscape, colors, materials, and parking. In addition, the Planning Commission recommends the following conditions of approval: 1) The applicant must provide details on the types of sconces used for building mounted lighting to the DCD prior to a building permit being issued. 2) No development or disturbances allowed on the 30% slopes located behind the proposed building. 3) That the property be developed in accordance with the engineering analysis and recommendations contained in the Landmark project number 18486 dated October 24, 2018 provided by Landmark. 4) That the developer erect a construction fence that delineates areas that would not be disturbed; seconded by Joe Pitti.

Staker: Aye

Elger: Aye

Marriott: Aye

Burns: Aye

Pitti: Aye

Motion passed unanimously.

5. Continued discussion from December 5, 2018: Design Development Review – Residential

development on a high visual impact lot Kinesava Lot 15 – Ihnsouk Guim: Ms. Frankenburg said since the original review of the proposal in December of 2018, the Commission had requested to review the language contained in the Kinesava Special Exception Permit. The applicant had resubmitted the design to satisfy the pitched roof standard in the Kinesava Special Exception Permit. The redesign of the roof had increased the building height to 19 ft, but the building size and lot coverage had not changed. The applicant had also submitted outdoor lighting samples that appeared to comply with standards. Should the Commission wish to consider approval of the application, staff suggested adding conditions for the applicant to continue working with staff on colors and lighting and submit a detailed landscape plan for the green roof.

Randy Taylor was present to speak on behalf of Kinesava Homeowners Association, Inc. (KHAI) who had been working with the applicant to satisfy KHAI standards, particularly the revision from a flat roof line to a pitched roof. The board had not made a formal vote of approval but it seemed as though they were close in finding and agreeing upon terms.

- Ms. Frankenburg mentioned that the Town's process for approval was entirely separate from that of KHAI.

Ms. Elger asked about additional screening requirement from the staff report.

- Ms. Frankenburg responded that the requirement was in place for view-obstructing lots to help mitigate visual impacts. The screening should be vegetation.

Mr. Pitti felt that the original design was better, an opinion shared by the rest of the Commission. He thought the applicant had gone above and beyond to satisfy concerns raised by the HOA and had successfully met all the standards set by Ordinance.

Mr. Marriott said the proposal seemed to meet all standards.

Motion made by Suzanne Elger that the Planning Commission approve the residential Design/Development Review for Kinesava Lot 15. The motion is based on the following findings: The planning Commission finds that the design as submitted meets the requirements of Chapter 10-9A Foothill Residential zone, Chapter 10-15 Design/Development Review, Kinesava Special Exception Permit and Kinesava Fire Protections standards for lot area, high visual impact lot, setbacks, building size and height, and lot coverage. This approval is subject to the following conditions: 1) The applicant must verify exterior colors and materials for the structure on the Town's color palette. 2) The applicant must provide details for outdoor lighting to the DCD 3) The applicant must provide a detailed landscaping plan for the green roof, if it is to be installed, to the DCD for approval: seconded by Mike Marriott.

Staker: Aye

Elger: Aye

Marriott: Aye

Burns: Aye

Pitti: Aye

Motion passed unanimously.

5. Public Hearing: Conditional Use Permit: Luke Wilson requests a Conditional Use Permit for a transient lodging facility (one-unit short term rental) at 358 Zion Park Boulevard, located in the Village Commercial zone: Mr. Dansie reviewed the details of the original proposal for retail space on the main level of the building and office space or lodging space on the upper level. As with all reviews of CUP applications for transient lodging, the Commission needed to consider that additional parking spaces were required to support the use. The Commission could also choose to continue the discussion in regard to the geologic hazards associated with the location.

Commission questions to staff: Ms. Elger asked how many total parking spaces would be required.

- Mr. Dansie replied that the original DDR for the retail/drink shop only required four parking spaces and the proposal did not include transient lodging use at the time. Transient lodging units required two spaces for employees and one space for patrons whereas office space use only required the owner to provide one parking space. For purposes of the CUP review, Mr. Dansie suggested that the parking requirement be set at the higher of the two use requirements (Transient Lodging vs. Office space) so that it would always be in compliance. In this case, the total number of required spaces to accommodate all the proposed uses would be six total parking spaces.

Mr. Pitti asked about why there would be a condition for no noise after 11 PM. He felt the noise ordinance covered those requirements.

- Mr. Dansie said it was suggested as a condition so it would be associated with the permit.

Public questions to staff: Mr. Luke Wilson asked if the parking space requirement could apply to an employee of the drink shop who also did housekeeping for the nightly rental or if that would require separate parking spaces.

- Mr. Dansie affirmed that an employee of both businesses would not need separate parking spaces and the same space would suffice.

Commission questions to applicant: Mr. Pitti asked if there had been any changes to the design of the drink shop.

- Mr. Wilson said there had not been any design changes. He intended to use the office space for business operations for both the coffee shop and his contracting business.

Public Questions to the Applicant: No questions were asked.

Motion made by Joe Pitti to open public hearing: seconded by Suzanne Elger.
Staker: Aye
Elger: Aye
Marriott: Aye
Burns: Aye
Pitti: Aye
Motion passed unanimously.

Public Comments: No comments were made.

Motion made by Suzanne Elger to close public hearing: seconded by Joe Pitti.
Staker: Aye
Elger: Aye
Marriott: Aye
Burns: Aye
Pitti: Aye
Motion passed unanimously.

Commission deliberation: Mr. Pitti felt that the application had not changed significantly in regard to footprint. The Commission had already discussed applications with geologic hazards at length. He felt it was the same project with an additional use.

Mr. Staker had hoped for more “parkitecture” elements in the design.

- Mr. Wilson hoped to make some revisions to the slope of the roof and perhaps the building materials in an effort to tone down the modern elements.

Mr. Burns asked Mr. Wilson to address the recent slide.

- Mr. Wilson was acutely aware of the hazards associated with the location. The area of his lot where the building would sit did not have the blue clay composition that had presented problems in the past.

Mr. Marriott felt the design was in keeping with the standards and entertained a motion.

Mr. Dansie had confirmed parking space requirements based on the approved DDR for the drink shop and office proposal: Three (3) for restaurant use and one (1) for the office use. A transient lodging use typically required three spaces, but since the applicant had already provided a space for the office use in the original proposed DDR, the requirement became two (2) additional spaces for the transient lodging use. The requirement was a total of six (6) parking spaces.

Motion made by Joe Pitti that the Planning Commission recommend approval for a Conditional Use Permit for a transient lodging facility at 358 Zion Park Boulevard. This motion is based on the following findings: 1) The Commission finds that the current proposed transient lodging facility will comply the six general standards as outlined in 10-34A and the specific standards in section 10-3A-5(E)(15)) with the condition that the applicant will set aside six spaces for the use of the building: Seconded by Suzanne Elger.
Staker: Aye
Elger: Aye
Marriott: Aye
Burns: Aye
Pitti: Aye
Motion passed unanimously.

6. Sign Permit – Rose Cottage located at 1120 Zion Park Boulevard – Jack Burns: Ms. Frankenburg summarized the application. The proposed sign would replace an already existing address sign and would be mounted on the fence. Staff recommended approval of the sign as it complied with Section 10-24 of Town Code.

Mr. Burns recused himself from the discussion as he was the applicant.

The Commission liked the design.

Mr. Burns felt the lighting was brighter than he wanted, but he had a difficult time finding lighting options that were less than 3,000K.

Motion made by Joe Pitti that the Planning Commission approves the Sign permit for the Historic Rose Cottage at 1120 Zion Park Boulevard. Commission finds that it meets the standards in the Ordinance in relation to Chapter 10-24 for signage with respect to height, area, illumination, light color, temperature, and materials, as well as colors: seconded by Suzanne Elger.

Staker: Aye

Elger: Aye

Marriott: Aye

Burns: Aye

Pitti: Aye

Motion passed unanimously.

Mr. Pitti had a general question about parking. Using the LaFave Gallery property as an example, the requirement was only one space for patrons when the unit could accommodate up to fifteen people. In contrast there were other properties, such as Mr. Wilson's drink shop and lodging unit that would have six parking spaces. It seemed the requirement produced results that were disproportional to the specific property.

- The Commission agreed to address the issue in an upcoming meeting.

Mr. Burns had concerns with recent large-scale development and the abundance of lighting.

- Mr. Dansie said the Commission should dedicate the time to establish a standard as there currently was no standard regulating color temperature.

Mr. Marriott asked about the metal awning structure under construction at the Subway restaurant.

- Mr. Dansie said the code allowed retractable awnings to extend into setback areas. The property owner attested that the structure was going to be an awning and that it would be retractable.
- Mr. Marriott thought it would be good to have a discussion on the definition of retractable awnings.

Mr. Marriott asked about the shared driveway between Tribal Arts and the Cliffrose. He wanted to know if the recent addition of a curb was compliant with Town standards.

- No agreement existed with the Town for the project. The owner had contacted the Town with concerns during construction. Any issues the property owners encountered with the modification would be civil in nature and not for the town to mitigate.

Consent Agenda:

Motion made by Mr. Burns to approve the meeting minutes from February 20, 2019 and March 6, 2019: seconded by Suzanne Elger.

Staker: Aye

Elger: Aye

Marriott: Aye

Burns: Aye

Pitti: Aye

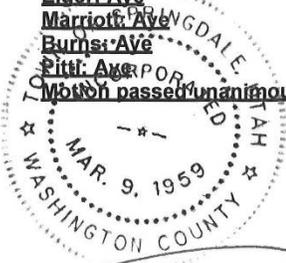
Motion passed unanimously.

Mr. Young expressed his gratitude to Ms. Purcell for her service on the Planning Commission.

- Ms. Purcell said it had been a great learning experience.

Motion to adjourn at 7:45pm made by Allan Staker: seconded by Suzanne Elger.

Staker: Aye
Elger: Aye
Marriott: Aye
Burns: Aye
Pitt: Aye
Motion passed unanimously.



Katy Brown, Deputy Clerk

APPROVAL:  DATE: 4-16-19

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@infowest.com for more information.



PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please print your name below

Meeting Planning Commission Regular Meeting Date 3/20/19

MARK FANALEKAMP
Name (please print)

Name (please print)

Trisha Clark
Name (please print)

Name (please print)

Stan Smith
Name (please print)

Name (please print)

Kathy LaFave
Name (please print)

Name (please print)

RYAN JEE
Name (please print)

Name (please print)

Dennis Brooks
Name (please print)

Name (please print)

Mike Brooks
Name (please print)

Name (please print)

BURKE CARTWRIGHT
Name (please print)

Name (please print)

Ihnsouk Guim
Name (please print)

Name (please print)