



BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, February 2, 2021
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room, **South Davis Metro Fire Station, 255 S 100 W, Bountiful, Utah, 84010**, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome
2. Approval of the minutes for January 5, 2021
3. Consider approval of a Conditional Use Permit for an Accessory Structure over 10% of lot size located at 17 East 1400 South, Kirk Tomas, owner – *City Planner Curtis Poole*
 - a. Public Hearing
 - b. Conditional Use Permit review and tentative possible approval in written form
4. C-A-L Ranch - Consider approval of a Conditional Use Permit for general retail store with outside storage, located at 535 S Main St, Scott Woodrow representing C-A-L Ranch, applicant - *City Planner Curtis Poole*
 - a. Public Hearing
 - b. Conditional Use Permit review and tentative possible approval in written form
5. Planning Director's report, review of pending applications and miscellaneous business.

A handwritten signature in cursive script, reading "F. Astorga".

Francisco Astorga, Planning Director

Draft Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
January 5, 2021
6:30 p.m.

Present:	Commission Chair	Sean Monson
	Commission Members	Sam Bawden, Jesse Bell, Jim Clark, Lynn Jacobs (vice-chair), Sharon Spratley, and Councilwoman Kendalyn Harris
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	City Planner	Curtis Poole
Excused:	Recording Secretary	Darlene Baetz

1. Welcome and Introductions.

Planning Director Francisco Astorga opened the meeting at 6:30 pm and welcomed all those present.

2. Election of Chairman and Vice Chairman of the Planning Commission for 2021.

MOTION: Commissioner Spratley made a motion to nominate Sean Monson as Chairman of the Planning Commission for 2021. Commissioner Bell seconded the motion.

VOTE: The motion passed unanimously (7-0).

MOTION: Commissioner Bell made a motion to nominate Lynn Jacobs as Vice Chairman of the Planning Commission for 2021. Commissioner Harris seconded the motion.

VOTE: The motion passed unanimously (7-0).

3. Approval of the 2021 Planning Commission Meeting Calendar.

MOTION: Commissioner Spratley made a motion to approve the 2021 Planning Commission Meeting Calendar. Commissioner Jacobs seconded the motion.

VOTE: The motion passed unanimously (7-0).

4. Approval of the minutes for December 1, 2020.

MOTION: Commissioner Spratley made a motion to approve the minutes for December 1, 2021 with two corrections made to page 6 line 2 “Poole” and Page 8 line 5 “Chair Monson ~~indicated~~ feels”. Commissioner Jacobs seconded the motion.

VOTE: The motion passed unanimously (7-0).

5. City Power Lofts – Preliminary/Final Architectural and Site Plan Review, located at 200 South 200 West, Knowlton General, applicant.

Brian Knowlton was present. City Planner Curtis Poole presented the item.

1
2 City Planner Poole stated the proposed project is mixed use with 12 residential units, 2 commercial
3 spaces with an outside plaza. The applicant was granted a zone change from General Commercial
4 (C-G) to Mixed-Use Residential (MXD-R) in June 2020. The mixed-use zone does give the
5 applicant more flexibility including a building with 45 foot in height. The applicant chose the
6 building to be 3-story with 35 foot as a maximum height. The majority of the exterior of the
7 building will be brick with vertical siding near the top and will include some stucco in the back and
8 will have large windows in the commercial space. There will be 26 parking stalls with 12 of them
9 as covered. Staff found the proposed parking to be adequate and did not feel a parking study was
10 necessary. The applicant proposed a 38% landscaping plan that exceeds the Bountiful City Code
11 minimum of 15% landscaping and will need to complete a landscape plan in conjunction with a
12 building permit application. Approved landscaping materials that can be used are listed in the
13 Bountiful City Code.

14
15 This project is proposed to have 73% residential and 27% commercial space which meets the
16 standards of the Code and will include the plaza space counted toward commercial space. There
17 will be two access points off the street for this development on 200 North and 200 West.

18
19 The Bountiful City Power Department asked the applicant for a 7 ft easement along the north, south
20 and west property lines. The Power department was not in favor of the name “City Power Lofts”
21 and thought it could confuse city citizens, however staff did not have any problem with the name
22 and does not become involved in the decision of the project name. The storm drain impacts for new
23 projects have been anticipated for the current systems.

24
25 City Planner Poole on behalf of the Planning Department, recommended that the Planning
26 Commission forward a positive recommendation to the City Council for the preliminary and final
27 architectural and site plan for the proposed mixed-use commercial/office and residential
28 development.

29
30 There was discussion of the current code which permits exterior spaces to be counted towards
31 commercial uses per the current Land Use Code section 14-10-104, which was read by Director
32 Astorga.

33
34 Commissioner Jacobs felt that it would be beneficial to have a cross walk over 200 South for this
35 project. He stated that he took the liberty of measuring from the corner of this project. The
36 measurement was 700 feet to the crosswalk to the North and 1000 feet to the crosswalk to the South,
37 and noted that as a traffic engineer, he uses the standard of 600 foot between crosswalks. City
38 Engineer Lloyd Cheney discussed the City does not favor a mid-block crossing and noted that 200
39 South with a significant volume of traffic at a fairly significant speed on this road. For this to be done
40 there would need to be extra measures to identify that and that a crossing is coming up. He did not
41 feel that this is an unreasonable request to ask and discussed possible options for pedestrian walkways
42 to cross the parking lot at the Maverik site.

43
44 Mr. Knowlton discussed the plaza area of this project and indicated that the footprint did not change
45 from the original zone change plan. He confirmed the proposed parking would include 12 covered
46 parking with 26 total parking spaces.

1 Chair Monson felt that condition #3 should read “Submit landscape plan to be ~~reviewed~~ *approved*
2 by Staff with the building permit application.”
3

4 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to City
5 Council for the preliminary and final architectural site plan for a mixed-use development, City Power
6 Lofts located at 200 South 200 West with the Brooks, with the nine (9) conditions outlined in the
7 staff report prepared by staff and noted a correction to condition 3 as indicated by Chair Monson
8 during the discussion. She would also ask the applicant to revisit the name of “City Power Lofts”.
9 Commissioner Bawden seconded the motion.
10

11 VOTE: The motion passed unanimously (7-0).
12

13 **CONDITIONS OF APPROVAL:**

- 14 1. Complete all redline corrections.
- 15 2. Record utility easements of seven feet (7’) along the north, south and west property lines.
- 16 3. Submit landscape plan to be approved by Staff with the building permit application.
- 17 4. All damaged curb, gutter and sidewalk along 200 West and 200 North shall be replaced.
- 18 5. Resolve any issues or concerns regarding proposed public improvement construction material
19 and/or methods to the satisfaction of the City Engineer.
- 20 6. Comply with the City’s current storm water requirements for on-site storm water retention and
21 detention facilities.
- 22 7. Each commercial/office tenant shall apply separately for signage meeting the standards of the
23 Code.
- 24 8. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
- 25 9. Sign a Public Improvement Development Agreement.
26

27 **6. Planning Director’s report, review of pending applications and miscellaneous business.**
28

- 29 1. February 2 meeting will include item for possible omnibus changes.
- 30 2. February 16 meeting should be held at City Hall.
- 31 3. New business, C-A-L Ranch at 535 S Main, will be submitting a Conditional Use Permit for
32 outside retail storage.
33

34 Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:07
35 p.m.
36
37
38
39

40 _____
41 Sean Monson
Planning Commission Chair

Planning Commission Staff Report



Subject: Conditional Use Permit Review for Accessory Structures Greater than 10% and not to exceed 15% of Lot Size
Author: Curtis Poole, City Planner
Address: 17 East 1400 South
Date: February 2, 2021

Background

The Applicant, Kirk Thomas, requests a conditional use review for the purpose of building accessory structures with a building footprint greater than ten percent (10%) and not to exceed fifteen percent (15%) on his lot located at 17 East 1400 South. The property is located within the R-4 (Single Family Residential) subzone. The property is surrounded by single-family dwellings in the R-4 subzone. The proposed plan submitted by the Applicant shows a detached garage measuring 1,728 square feet which will be placed behind the existing home.

Analysis

Land use code permits the footprint of all accessory structures up to ten percent (10%) of the lot size as an allowed use and permits the footprint of all accessory structures larger than ten percent (10%) and not exceeding fifteen percent (15%) as a conditional use. County records indicate the property is 0.28 acres (12,196 square feet). The property has two existing drive approaches, one of them leading to a one car garage.

Plans submitted by the Applicant show the footprint of the detached garage to be fifty-four feet (54') deep by thirty-two feet (32') wide or 1,728 square feet. There is an existing shed which is thirty-five (35) square feet on the property. The total square footage of all accessory structures would be 1,763 square feet and would be 14.5% of the total lot. The proposed structure will be located entirely behind the existing home.

Land use code requires at least forty percent (40%) of a lot to be landscaped and further indicates there should be at least fifty percent (50%) landscaping in each of the yards (front, side and rear). Plans submitted indicate there will be forty-six percent (46%) total landscaping and each yard will meet the required landscaping.

The structure will have a sidewall height of eleven feet (11') and the height to the pitch of the roof will be less than fifteen feet (15'). Land use code permits sidewall heights of accessory structures to be no more than fifteen feet (15') and the height to be no more than twenty feet (20'), which is measured to the average roof line. The proposed structure does not exceed these parameters.

Conditional uses may be evaluated on three components:

1. the location of the use in relationship to other uses in the general vicinity
2. the effects of the proposed use or accompanying improvements
3. the appropriate buffering of uses and buildings, parking, building material and landscaping “which are in harmony with the area.”

In addition, the Planning Commission shall consider the following with accessory structures requiring a conditional use:

1. extent that sunlight, air and view sheds are obstructed
2. proximity of other structures
3. contour of the land
4. features peculiar to the site and adjoining properties
5. location of windows, doors, balconies and other openings that may intrude on adjoining properties
6. the proposed potential uses. The purpose of the review is to ensure that any potential negative impacts from the allowed use may be mitigated.

There are eighteen (18) properties along 1400 South between Main Street and 100 East which have a detached garage or large accessory structure. This represents almost half of the properties in this neighborhood. The Applicant has indicated the structure will be used for additional garage space allowing for more off-street parking. The other accessory structures in this neighborhood have varying building materials, sizes and locations on the property making it difficult to accurately gauge what is considered harmonious, with the exception that the majority of the structures have street facing façades that either match the primary dwelling or comprised of similar material. The street facing façade of the proposed structure does not match the building material of the primary dwelling.

Plans indicate the proposed structure will be constructed of metal. The proposal includes a garage door facing 1400 South and an additional garage door and man door facing the interior of the property. There are no windows proposed for the structure which would have an impact on neighboring properties. The height of the structure is like others in the vicinity and is not placed near other structures on neighboring properties. Based upon these findings Staff does not find the proposed structure would be out of harmony with other accessory structures within the vicinity of this proposal, based upon the proposed conditions of approval.

Department Review

This proposal has been reviewed by the Engineering and Planning Departments and City Attorney.

Significant Impacts

As this proposed detached garage requires a conditional use the Planning Commission should evaluate the specified criteria for review to ensure potential negative impacts are mitigated.

Recommendation

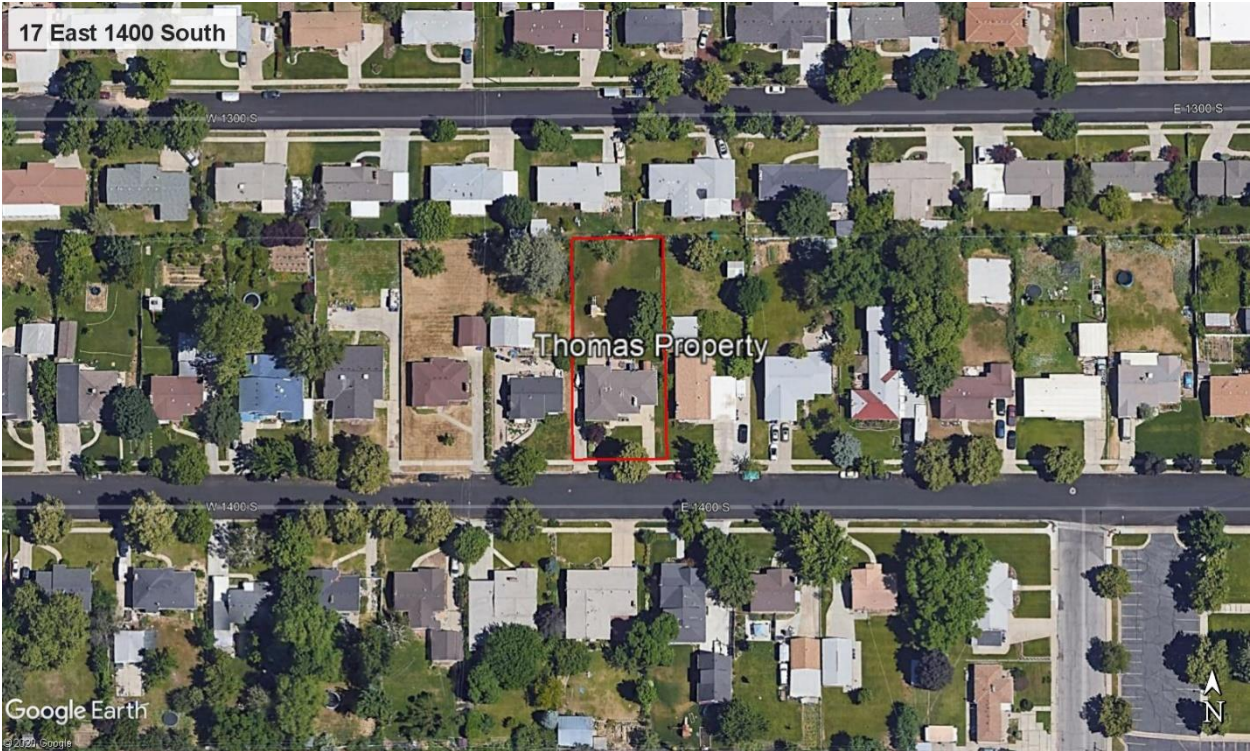
Staff recommends that the Planning Commission approve the conditional use request for accessory structures greater than ten percent (10%) and not to exceed fifteen percent (15%) of the lot size with the following conditions:

- 1. Complete all redline corrections.
- 2. The street facing façade shall have building material that matches and is consistent with the primary dwelling.
- 3. Install a six foot (6') tall solid fence on the west side of the property to mitigate potentially negative views from the adjacent property; or increase the west side yard setback to six feet (6') and install landscape buffering which would include tall shrubs or trees along the west side of the proposed accessory structure to mitigate potentially negative views from the adjoining property.

Attachments

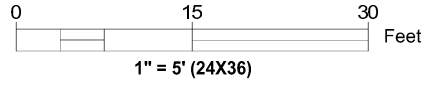
- 1. Aerial photo
- 2. Potential street view photo
- 3. Site Plan
- 4. Building Renderings and Elevations

Aerial Photo



Potential Street View





LOT SIZE
11,783 sq ft
NO RETAINING WALL OVER TWO FEET EXPECTED

5412 sq ft green space
46%

DIGITAL CONTOURS
SHOW LESS
THAN 2% OF FALL
ACROSS THE
PARCEL

-13'-
REAR

LOT LOW PNT

PROPOSED
1728 sq ft garage
54' X 32'

SLOPE III

SLOPE III

SLOPE III

-3' SIDE-

995 sq ft NEW driveway

387 sq ft

1993 sq ft house

587 sq ft east dr

529 sq ft west dr

17 EAST 1400 SOUTH

SITE PLAN		<p>Kirk Thomas Garage site plan 17E 1400S Bountiful Utah</p>	<p>CASCADE CIVIL ENGINEERING LLC 2633 CASCADE DRIVE, MOUNTAIN GREEN, UT 84050 PHONE: 801-845-8481 cascadecivil@outlook.com</p>	<p>DATE: 2/16/2020 DWG. BY: CKW SCALE: 1"=5'</p>	
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NUMBER	DATE	REVISION BY	DESCRIPTION

KIRK THOMAS
24 E 1400 S
BOUNTIFUL, UTAH 84010

DRAWINGS PROVIDED BY:
AARON HENWOOD
501-465-1125

DATE:

1/25/2021

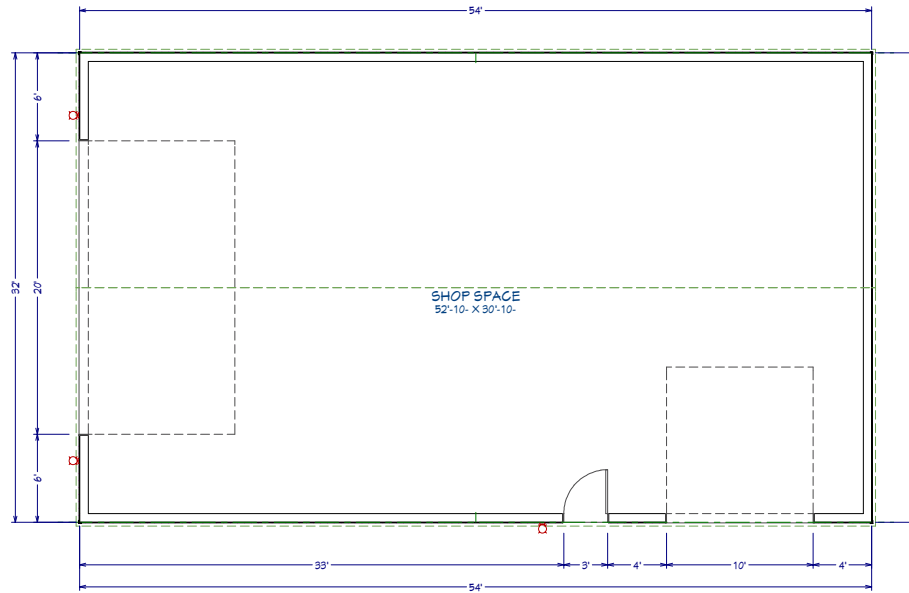
SCALE:

NTS

SHEET:

P-1

NOT FOR CONSTRUCTION
 SEE PEMB BUILDING DRAWINGS FOR STEEL SPECS AND LOCATIONS
 SEE STRUCTURAL ENGINEER DRAWINGS FOR FTG AND FND SPECS



1st Floor

REVISION TABLE	
NUMBER	DATE

KIRK THOMAS
 24 E 1400 S
 BOUNTIFUL, UTAH 84010

DRAWINGS PROVIDED BY:
 AARON HEYWOOD
 301-493-1126

DATE:

1/25/2021

SCALE:

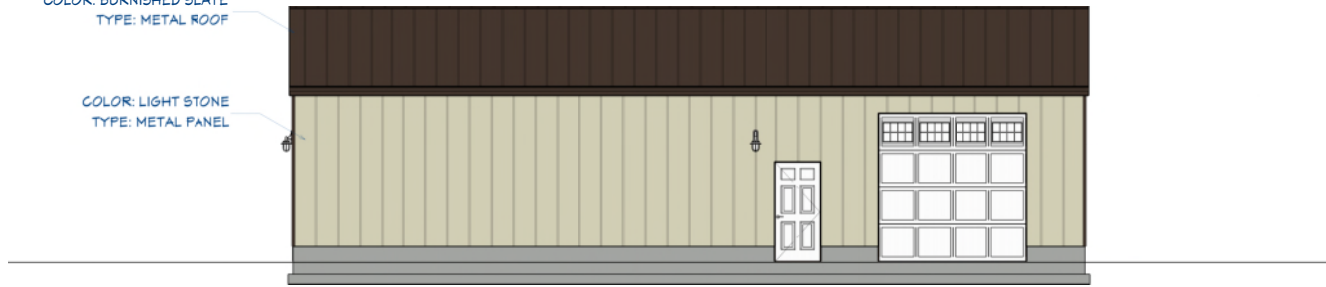
NTS

SHEET:

P-2

COLOR: BURNISHED SLATE
TYPE: METAL ROOF

COLOR: LIGHT STONE
TYPE: METAL PANEL

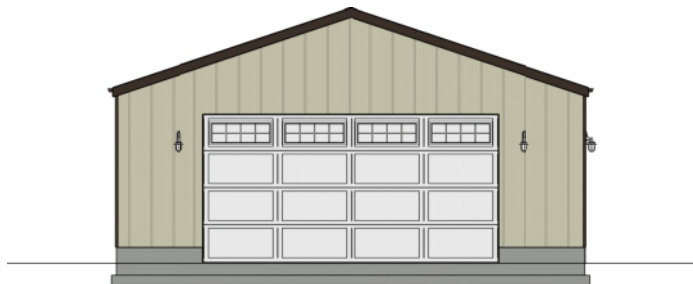


FRONT ELEVATION

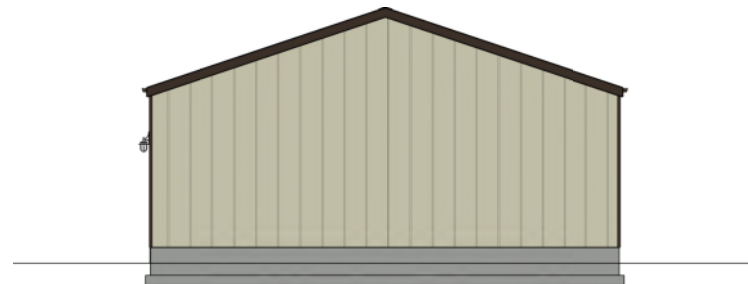


REAR ELEVATION

DRAWINGS FOR VISUAL ONLY, NOT FOR CONSTRUCTION
SEE PEMB BUILDING DRAWINGS FOR STEEL SPECS
SEE STRUCTURAL ENGINEER DRAWINGS FOR FTG AND FND SPECS



LEFT ELEVATION



RIGHT ELEVATION

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

KIRK THOMAS
24 E 1400 S
BOUNTIFUL, UTAH 84010

DRAWINGS PROVIDED BY:
AARON HEYWOOD
301-493-1126

DATE:
1/25/2021

SCALE:
NTS

SHEET:
P-3

Conditional Use Permit

A public hearing was held on February 2, 2021 at the South Davis Metro Fire Station Conference Room to consider the request for a conditional use for all accessory structures with a building footprint greater than ten percent (10%) and not to exceed fifteen percent (15%) at the following location:

17 East 1400 South, Bountiful City, Davis County, Utah

Parcel: 03-081-0014

ALL OF LOT 14, COLONIAL SUB. CONT. 0.28 ACRES.

The Bountiful City Planning Commission heard the matter and considered the statements of the applicant, City staff, and the public. As a result, the Commission makes the following findings:

1. This matter was properly heard before the Planning Commission.
2. Appropriate public notice has been provided and a public hearing held.

The Bountiful City Planning Commission hereby grants this conditional use for a general commercial use with outside storage located at 17 East 1400 South, Bountiful, Davis County, Utah, with the following conditions:

1. Complete all redline corrections.
2. The street facing façade shall have building material that matches and is consistent with the primary dwelling.
3. Install a six foot (6') tall solid fence on the west side of the property to mitigate potentially negative views from the adjacent property; or increase the west side yard setback to six feet (6') and install landscape buffering which would include tall shrubs or trees along the west side of the proposed accessory structure to mitigate potentially negative views from the adjoining property.

The conditional use was approved on February 2, 2021, and this written form was approved this 2nd day of February 2021.

Sean Monson
Planning Commission Chairman

ATTEST: Darlene Baetz
Recording Secretary

Planning Commission Staff Report



Subject: Conditional Use Permit Review for a General Commercial Use with Outside Storage
Author: Curtis Poole, City Planner
Address: 535 South Main Street
Date: February 2, 2021

Background

The Applicant, Scott Woodrow on behalf of C-A-L Ranch Stores, requests a conditional use review for a general commercial use with outside storage located at 535 South Main Street. The property is located within the C-G (General Commercial) subzone. The property is adjacent to a multifamily residential zone to the south and east, the Downtown (DN) Zone to the north and the C-G Zone to the west. The property currently has a vacant building which was a previous Rite Aid.

Analysis

This property is on a very prominent corner of 500 South and Main Street and could be considered the southern gateway into the downtown Main Street corridor. Over the years multiple businesses and developers have approached the City on projects ranging from indoor storage facilities to multifamily residential to an indoor gun range and most recently a mixed-use project heavy on multifamily residential.

The use proposed by the Applicant, a C-A-L Ranch retail store, is an allowed use within the C-G subzone; however, the outside storage component of the Applicant's business requires it to be approved as a conditional use. The Applicant is also proposing to sell propane which is a permitted use in the zone and is subject to review by the State Fire Marshall. The Applicant will continue to use the existing building and will make interior modifications and changes to the façade. Because there are no changes to the building footprint and only restriping of the existing parking lot, an amended site plan was not required.

Plans submitted by the Applicant show there will be an outside storage area, the "Yard," in the southwest corner of the parking lot. The propane tank will be located in front of the building and a greenhouse will be located near the southwest corner of the building on a seasonal basis only. The Applicant is working with Bountiful City Light and Power and the State Fire Marshall on final locations of the Yard and propane tank because of existing utility easements and safety concerns.

Conditional uses may be evaluated on three components:

1. the location of the use in relationship to other uses in the general vicinity
2. the effects of the proposed use or accompanying improvements
3. the appropriate buffering of uses and buildings, parking, building material and landscaping "which are in harmony with the area."

The purpose of the conditional use review is to ensure any potential negative impacts from the allowed use can be mitigated.

The allowed use proposed by the Applicant will not detract from other commercial and office uses in the vicinity. As the Applicant will make interior changes to the building and freshen the façade it will decrease the negative impacts of the existing vacant building. The Yard will be surrounded by a wrought iron fence broken up with brick pillars per standards of the land use code. The Applicant is proposing to add an interior black mesh screen to reduce the visual impact from Main Street and to increase onsite security.

The Applicant will also increase the amount of landscaping on the property, especially around the fenced Yard which will further reduce the visual impact from Main Street. The parking area will be restriped, eliminating the eighteen-inch (18") space between parking stalls and increasing the overall parking onsite. The stalls will continue to meet the nine feet (9') by eighteen feet (18') measurement as required by code. The overall increase in on-site parking takes into consideration the stalls removed for the Yard and propane areas.

Department Review

This proposal has been reviewed by the Engineering, Planning, Police and Power Departments and by the Fire Marshall and City Attorney.

Significant Impacts

This proposed business is located in an area with urban levels of infrastructure already in place. As this property is located on a prominent corner leading into the downtown Main Street corridor it is a benefit to the City to have a tenant which can provide higher traffic counts as opposed to a vacant property.

Recommendation

Staff recommends that the Planning Commission approve the conditional use request for a general commercial use with outside storage with the following conditions:

1. Complete all redline corrections.
2. Receive approval from the State Fire Marshall on the placement of the propane tank and ensure the placement of the outside storage area, the "Yard," not be placed on any utility easements.
3. Replace any visible asphalt showing outside the Yard fence on the west, south and east, with landscaping.
4. Submit detailed landscape plan to be approved by Staff with building permit application for internal remodel.

Attachments

1. Aerial photo
2. Fence examples
3. Landscape proposal
4. Aerial Site Plan
5. Proposed floorplan

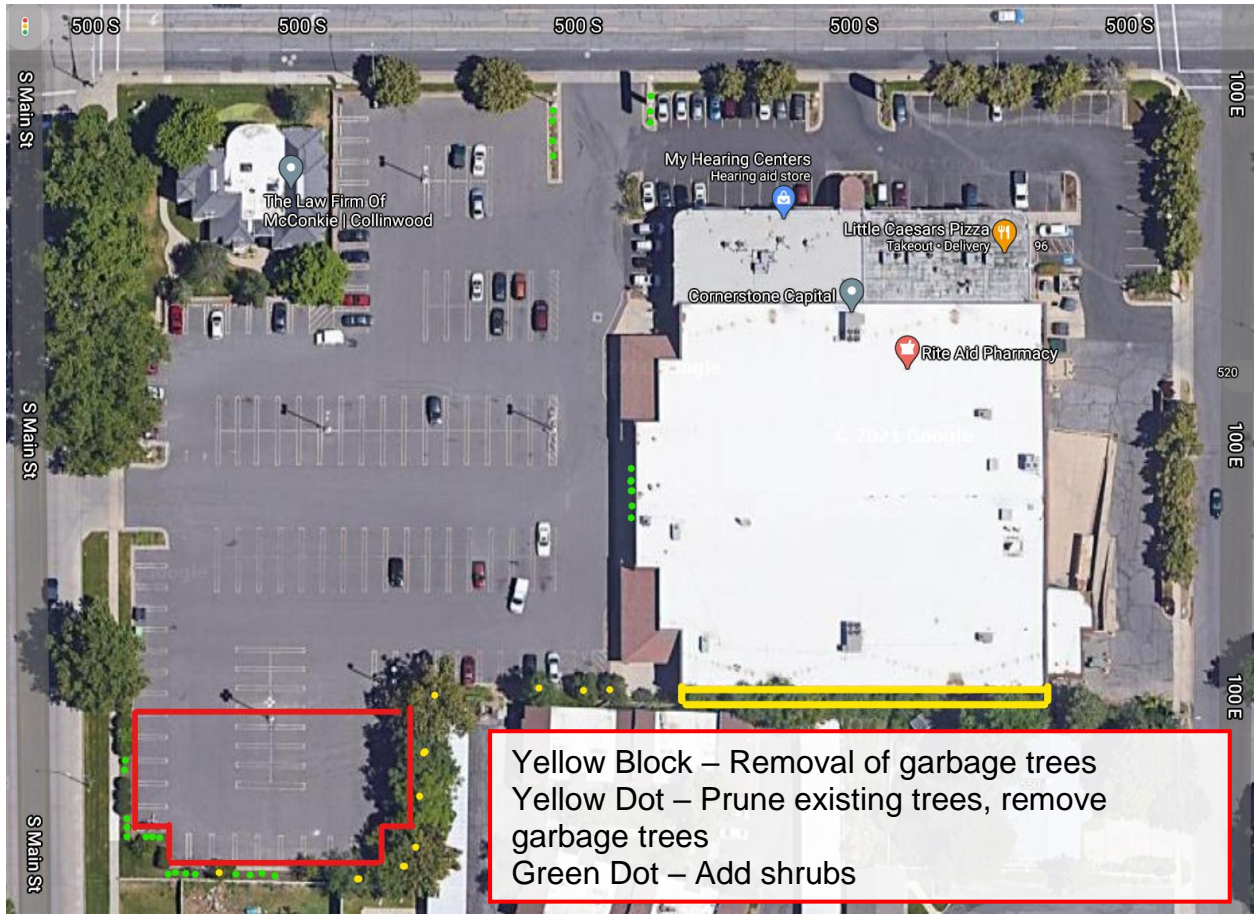
Aerial Photo



Fence Example



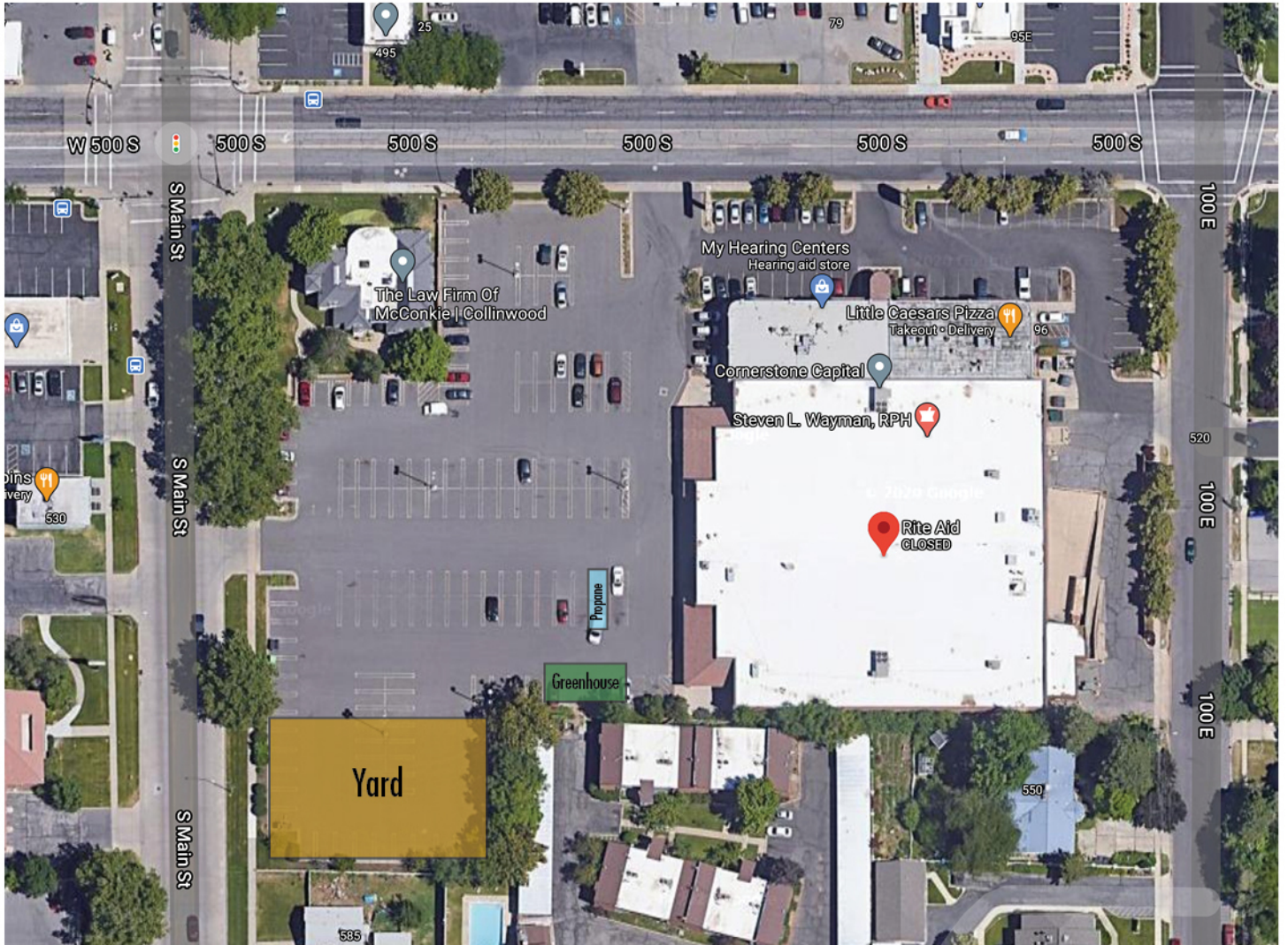
Landscape Proposal

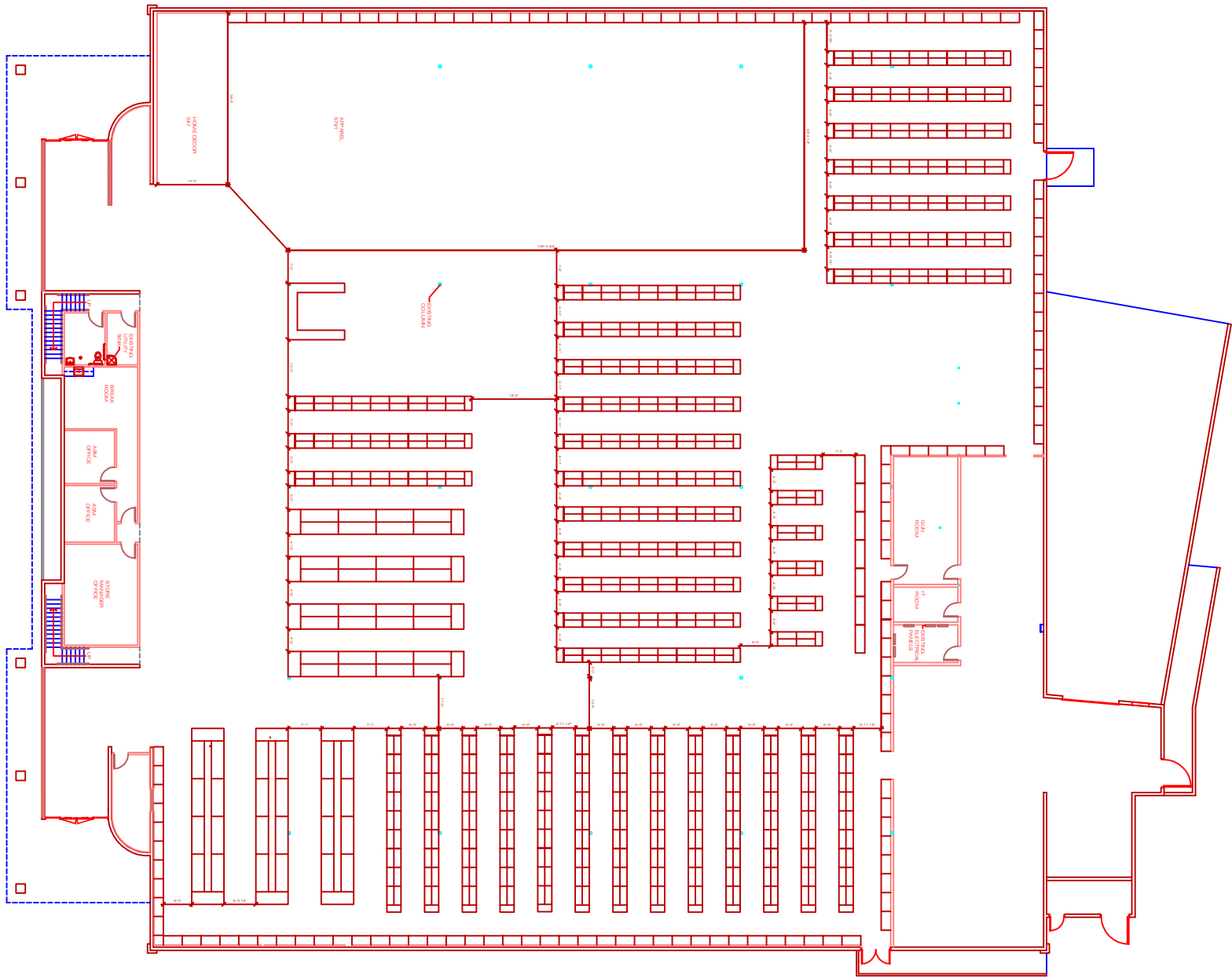




BOUNTIFUL

PROPOSED: Yard, Greenhouse, Propane





Conditional Use Permit

A public hearing was held on February 2, 2021 at the South Davis Metro Fire Station Conference Room to consider the request for a conditional use for a general commercial use with outside storage at the following location:

535 South Main Street, Bountiful City, Davis County, Utah

Parcel: 03-026-0090

BEG AT A PT ON TH S R/W LINE OF 500 SOUTH STR, SD PT BEING N 89°48'05" E 110 FT FR THE SE COR OF THE INTERSECTION OF MAIN STR & 500 SOUTH STR, & SD POB ALSO BEING S 89°48'05" W 263.89 FT FR THE NE COR OF LOT 4, BLK L, NMC PLAT, BOUNTIFUL TS SURVEY & RUN TH N 89°48'05" E ALG SD S LINE 158.52 FT; TH S 0°10'30" E 121.04 FT; TH N 89°49'30" E 214.52 FT; TH N 0°10'30" W 9.315 FT; TH N 89°48'05" E 45.365 FT TO THE W R/W LINE OF 100 EAST STR; TH S 0°10'30" E ALG SD W R/W LINE 222.52 FT TO AN EXTENSION OF THE N LINE OF MILLSTREAM GARDEN APTS; TH N 87°52'35" W ALG SD EXTENSION & N LINE OF SD MILLSTREAM GARDEN APTS 368.28 FT TO THE NW COR OF SD APTS; TH N 0°43'18" E 1.52 FT TO THAT CERTAIN OLD FENCE LINE DESC IN DECREE NO. 61341, RECORDED IN BK "F", PG 136 OF DECREES, TH W ALG SD FENCE LINE 160.36 FT TO THE E LINE OF MAIN STR; TH N 0°11'05" W ALG SD E LINE 207.32 FT; TH N 89°48'05" E 110.0 FT; TH N 0°11'05" W 110 FT TO THE POB. CONT. 2.94 ACRES (WENT TO 03-036-0104) ALSO: BEG AT A PT ON THE E LINE OF MAIN STR; SD PT BEING S 89°48'05" W 373.89 FT & S 0°11'05" E 317.32 FT FR THE NE COR OF LOT 4, BLK L, NMC PLAT, BOUNTIFUL TS SURVEY; SD POB ALSO BEING S 874.08 FT & W 2183.20 FT FR THE NE COR OF SEC 30-T2N-R1E, SLM; AS ESTABLISHED BY THE DAVIS COUNTY SURVEYOR & RUN TH S 0°11'05" E ALG THE E LINE OF MAIN STR 96.50 FT; TH S 88°26'20" E ALG AN OLD FENCE LINE 113.84 FT; TH S 0°43'18" W 0.66 FT TO A COR OF THE MILLSTREAM GARDEN APTS PPTY; TH N 89°49'40" E (89°50'45" E PER MILLSTREAM GARDEN APTS) ALG SD PPTY 45.0 FT; TH N 0°43'18" E (N 0°44'23" E PER MILLSTREAM GARDEN APTS) ALG SD PPTY 100.13 FT; TH W 160.36 FT TO THE POB. CONT. 0.36 ACRES. TOTAL CONT. 3.30 ACRES.

The Bountiful City Planning Commission heard the matter and considered the statements of the applicant, City staff, and the public. As a result, the Commission makes the following findings:

1. This matter was properly heard before the Planning Commission.
2. Appropriate public notice has been provided and a public hearing held.

The Bountiful City Planning Commission hereby grants this conditional use for a general commercial use with outside storage located at 535 South Main Street, Bountiful, Davis County, Utah, with the following conditions:

1. Complete all redline corrections.
2. Receive approval from the State Fire Marshall on the placement of the propane tank and ensure the placement of the outside storage area, the "Yard," not be placed on any utility easements.
3. Replace any visible asphalt showing outside the Yard fence on the west, south and east, with landscaping.
4. Submit detailed landscape plan to be approved by Staff with building permit application for internal remodel.

The conditional use was approved on February 2, 2021, and this written form was approved this 2nd day of February 2021.

Sean Monson
Planning Commission Chairman

ATTEST: Darlene Baetz
Recording Secretary