



HIGHLAND CITY

HIGHLAND CITY PLANNING COMMISSION MINUTES

Tuesday, February 28, 2023

Approved April 25, 2023

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah 84003

VIRTUAL PARTICIPATION



YouTube Live: <http://bit.ly/HC-youtube>



Email comments prior to meeting: planningcommission@highlandcity.org

7:00 PM REGULAR SESSION

Call to Order – Chair Audrey Moore

Invocation – Commissioner Christopher Howden

Pledge of Allegiance – Commissioner Tracy Hill

The meeting was called to order by Commissioner Audrey Moore as a regular session at 7:02 PM. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by Commissioner Christopher Howden and those in attendance were led in the Pledge of Allegiance by Commissioner Tracy Hill.

PRESIDING: Commissioner Audrey Moore

COMMISSIONERS

PRESENT: Tracy Hill, Chris Howden, Audrey Moore, and Trent Thayn

CITY STAFF PRESENT: City Planner and GIS Specialist Kellie Smith, City Attorney Rob Patterson, and Planning Commission Secretary Jill Powell

OTHERS PRESENT: Jon Hart, Debra Maughan and Wendell Jung

1. UNSCHEDULED PUBLIC APPEARANCES

Please limit comments to three minutes per person. Please state your name.

None was offered.

2. CONSENT ITEMS

Items on the consent agenda are of a routine nature or have been previously studied by the Planning Commission. They are intended to be acted upon in one motion. Commissioners may pull items from consent if they would like them considered separately.

- a. **Approval of Meeting Minutes** *General City Management – Heather White, Planning Commission Secretary*
Regular Planning Commission Meeting – January 24, 2023

Commissioner Howden MOVED to approve the January 24, 2023 minutes. Commissioner Hill SECONDED the motion. All present were in favor. The motion carried unanimously.

3. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT – SIGNS *Development Code Update (Legislative) – Kellie Smith, Planner & GIS Analyst*

The Planning Commission will hold a public hearing to consider a proposal by Highland City Staff to amend Article 7 Signs in the Development Code to update several regulations regarding temporary signage in residential and commercial zones. The Planning Commission will take appropriate action.

Ms. Smith presented the following amendment. She recommends that the Planning Commission propose any changes or recommendations to the Council that they feel are necessary and recommend approval of the proposed sign-ordinance amendment.

An explanation of why we are making an amendment went to the City Council on January 3, 2023. Regarding permitted and prohibited signs, the City Council communicated the need to stay consistent with the existing code but also to consider regulations that are appropriate but still provide business support.

Ms. Smith explained to the Planning Commission the background on why this amendment has become necessary. The City received complaints about excessive signage in the Ridgeview Development. Staff worked with each of the builders in Ridgeview to bring their temporary signage into compliance. Staff concluded that the main concern for noncompliance has to do with the setback regulations in existing codes. At times, it is not possible for developers to be compliant.

The goal is to address this and make it possible to comply with the ordinance. In doing research, Staff found the U.S. Supreme Court's decision in *Reed v. Town of Gilbert* on June 18, 2015 which helped us realize that the way we are enforcing code does not comply with federal law. This court case showed that sign regulations cannot be "content based." Currently, Highland's temporary-sign ordinance is based on what is on the sign or "content."

In redrafting this ordinance we had to take a completely different approach. We have shifted to what property type the sign is on rather than what the sign content is. Going through the amendment we clarify that for home occupations, there is no signage allowed.

The Council also brought up concerns about Truth in Advertising on signage. Mr. Patterson added sentences stating that signs have to be directly related to the location the sign is placed on and that the signs shall also comply with all applicable truth in advertising laws.

Ms. Smith showed pictures of the permitted sign types. The pictures are from the definitions section in the City's sign ordinance:

A-Frame (sandwich sign) and Free Standing signs are generally permitted in both residential and commercial zones. Banner signs are only permitted in a few places. In the proposed ordinance they are permitted on residential vacant properties that are larger than 5 acres. They are also permitted as off-premise directional signage when it is integrated into a permitted fence structure. They also would be allowed on public property for public purposes like the Highland Fling. Currently, these also are permitted for temporary signs in commercial zones.

Commissioner Moore and other commissioners asked about the trend of residents putting up banners and balloons etc, to announce birthdays, homecomings, etc. They asked if this would be permitted since they are temporary.

Ms. Smith explained that since these types of signs are on private property, no permit is needed if they are smaller than 6 square feet. The school district can also place graduation or other signs of this type if they follow the same size guideline.

Ms. Smith explained that if a private resident places a larger sign in their yard, the City will only be made aware if someone complains. Usually by the time a complaint comes in and the City contacts the resident, the sign has already been taken down.

Blade (feather) signs are not permitted in our code but the City does use these for the Highland Fling. The proposed amendment would allow the City to place these signs on public property.

Commissioner Hill asked if public schools are considered public property. Mr. Patterson confirmed that they are.

Ms. Smith explained the only change to prohibited signage is with off-premise signage. The City Council wants to allow directional signage in subdivisions. The maximum size is 6 square feet for signage and can only be located on private property. We are continuing to prohibit all other off-premise signs. Signs have to be related to that property. We don't allow commercial signage in residential zones.

Commissioner Moore asked about agricultural signs (honey, fruit stands, etc). She asked if these are in compliance with City code? Ms. Smith explained that signs for these types of stands are not considered agricultural signage. The City has two parcels that are in the Agriculture Zone. That is what these are applicable to. The signs Commissioner Moore is talking about are temporary-use permit signs. They are only allowed to sell certain types of produce that are regulated. Commissioner Moore asked about the other things sold like sculptures. Ms. Smith explained that they are not allowed to sell sculptures. The City had several complaints last year and worked with the vendors to bring them into compliance. Blade signs are not allowed in this area since it is not public property. Our temporary uses in residential zones are only allowed on intersections of arterial and collector streets.

Ms. Smith explained the organization of the proposed amendment—Staff has split the zones into residential and commercial. Each zone has permanent signs and temporary signs. In residential zones, the only permanent signs allowed are name plates and address markers with a maximum of two per lot. For subdivisions, monument signage and signs integrated into a permitted fence structure don't have a maximum size or location because those are reviewed during the development phase. Temporary signs are based on property type rather than content type.

Ms. Smith reviewed the temporary sign types listed in the proposed amendment. The sign size can be larger with larger properties. All temporary signs have to be removed within three days of the use, promotion or sale no longer being applicable to that sign. The City allows one of each sign type per road frontage. No signs are allowed in any right-of-way. Signs are set back at a 1 to 1 ratio—if a sign is 6 feet tall, it has to be 6 feet away from the right-of-way. Ms. Smith signs off on Arts Council and community event signage as well as the date the signs will be removed.

Ms. Smith made note that written permission must be received from property owners if directional signage is placed on private property.

No changes were made to permanent signs in commercial zones. Permanent signs go through our building and zoning departments. Temporary signs are divided into sign type and kept similar maximum sizes as existing with one per business allowed.

Commissioner Audrey Moore opened this up for public hearing at 7:22 p.m.

Debbie Maughan asked whether the property located at 6000 W is private property and what is allowed there. Ms. Smith and Mr. Patterson clarified what kinds of signs and items are allowed. Commissioner Howden reiterated that if there are complaints, the City will address and make sure they are in compliance. The only items allowed to be sold are listed in the temporary-use permit. Commissioner Moore stated that the Council doesn't investigate this but that the City does.

Ms. Maughan asked if political signs in this location are permitted. Mr. Patterson said that we don't regulate what is said on signs on private property. Commissioner Howden said that if he sees something that annoys him or is not appropriate, he would call the City and file a complaint. Code Compliance will pull the permit to see what exactly has been approved. Code Compliance will approach the resident if the signage is not in compliance.

Ms. Smith and the Commission discussed when and where political signs are allowed.

Commissioner Audrey Moore closed the public hearing at 7:32 p.m. and asked for additional discussion.

Commissioner Thayn asked for clarification of temporary signage on private property. Ms. Smith and the Commission discussed different types of signs and flags and how the City addresses issues without taking away residents' rights. Mr. Patterson stated that the residents are allowed to express themselves and that it is not the City's job to step in between neighbors. There are no restrictions on flags flown on private property.

*Commissioner Hill MOVED that the Planning Commission recommend **APPROVAL** of the proposed amendment to Article 7 Signs in the Development Code updating several regulations relating to temporary signage in residential and commercial zones.*

Commissioner Howden SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Absent</i>
<i>Commissioner Chris Dayton (Alternate)</i>	<i>Absent</i>
<i>Commissioner Tracy Hill</i>	<i>Yes</i>
<i>Commissioner Christopher Howden</i>	<i>Yes</i>
<i>Commissioner Claude Jones</i>	<i>Absent</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Jay Roundy</i>	<i>Absent</i>
<i>Commissioner Trent Thayn</i>	<i>Yes</i>

Motion carried 4:0

4. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT - IMPROVEMENT COMPLETION BONDING REQUIREMENTS *Development Code Update (Legislative) - Rob Patterson, City Attorney*

The Planning Commission will hold a public hearing to consider a proposal by Highland City Staff to amend sections of Chapter 6 of the Development Code related to the duration and term of performance and warranty bonds for developments. The Planning Commission will take appropriate action.

Mr. Patterson gave some basic background on this amendment. Mr. Patterson stated that Staff will have to rewrite this whole code in the near future. The City can only require what is in an ordinance. Regarding the construction

of public improvements, state law says developers can only sell lots and get building permits for a new subdivision if they do all the public improvements, roads, utilities, etc. or they can bond for it—put up some type of financial assurance saying they will complete it all. How we handle this is the purpose for this amendment.

Developers were asking if they could give a six-month assurance. The City said no because it doesn't cover the time the might be needed for the developer to finish public improvements. Staff decided this is not spelled out very clearly in our code.

This amendment is regarding the two types of assurance:

- A. Performance Guarantee, which guarantees they will complete the improvements.
- B. The Improvement Warranty Assurance which is 10% of the total cost. This lasts for 1 year after the city accepts it. We then do a final inspection about 11 months after to make sure the sidewalks and roads are in good condition.

The code as written, talks about bonds, assurances, guarantees, and retainage being interchangeable and was confusing. Staff tried to fix the confusion with the amendment. Andy Spencer, the City Engineer, would like Staff to overhaul this code in the future. Under current code, the main proposed change is warranty assurances and the length of the performance guarantees. Staff wants to make sure we hold these for at least 2 years from the time they give them to the City. Sometimes developers will come in and give Staff a letter of credit with an expiration date of 6-12 months. If the City doesn't stay on top of this, the guarantee expires while they are still working on the development.

Mr. Patterson posed the question, "How do we handle the 10% warranty?" Currently under code, it is the same type as performance guarantee meaning they provide Staff a letter of credit or cash bond. The City Engineer says it is better if the warranty part is cash. This code amendment clarifies the language regarding assurances, performance guarantees and warranty assurances so the intent of the code is clear.

The proposed amendment requires the warranty assurance that is held after the improvements are completed to be a cash escrow deposit. That warranty insurance is provided with the completion insurance at the beginning and held the entire time. The amendment clarifies the as-built plan to refer back to this as well so they are tied together. We have a two-year term for the completion assurance.

Commissioner Moore asked if this would tie down developers to give the City the actual plan and make sure that nothing is done until we have the final plan. Mr. Patterson said Staff will hold their money until they provide the plans stating exactly how they have built it, that it is built to our specifications, and the City has inspected and approved it.

Mr. Patterson also put into the proposed code amendment that the City does not negotiate with the bank. If the City asks for the money, the bank gives it. Staff has a partial release procedure once certain improvements are completed. The proposed amendment strengthens enforcement procedures to make it clear that Staff will hold building permits or other approvals to the extent allowed under state law.

Commissioner Moore opened the public hearing at 7:52 p.m. Hearing none, she closed the public hearing at 7:52 p.m. and asked for additional discussion.

Commissioners Howden and Thayne asked questions and Mr. Patterson discussed examples to clarify these new amendments.

Commissioner Howden MOVED that the Planning Commission recommend **APPROVAL** of the proposed amendments to Chapter 6 of the Development Code related to the duration and term of performance and warranty bonds for developments.

Commissioner Moore *SECONDED* the motion.

The vote was recorded as follows:

Commissioner Jerry Abbott	<i>Absent</i>
Commissioner Chris Dayton (Alternate)	<i>Absent</i>
Commissioner Tracy Hill	<i>Yes</i>
Commissioner Christopher Howden	<i>Yes</i>
Commissioner Claude Jones	<i>Absent</i>
Commissioner Audrey Moore	<i>Yes</i>
Commissioner Jay Roundy	<i>Absent</i>
Commissioner Trent Thayn	<i>Yes</i>

Motion carried 4:0

5. PLANNING COMMISSION AND STAFF COMMUNICATION ITEMS

The Planning Commission may discuss and receive updates on City events, projects, and issues from the Planning Commissioners and city staff. Topics discussed will be informational only. No final action will be taken on communication items.

a. Future Meetings

- March 7, City Council, 7:00 pm, City Hall
- March 21, City Council, 7:00 pm, City Hall
- March 28, Planning Commission, 7:00 pm, City Hall
- April 18, City Council, 7:00 pm, City Hall

Legislative: An action of a legislative body to adopt laws or policies.

Administrative: An action reviewing an application for compliance with adopted laws and policies.

Commissioner Moore read the above and asked if there is anything else to discuss:

Mr. Patterson stated that the legislative session ends this week.

Commissioner Hill asked if the cities are pushing back on the housing discussed at last month's meeting. Mr. Patterson stated that many cities are trying to push back.

Commissioner Thayn asked Ms. Smith to give more notice when larger items will be presented. This will give the Commission time to read and digest the information. Commissioner Moore said an email with large changes would be nice.

Commissioner Hill mentioned a correction needed on the Planning Commission agenda report. Item 3 b is listed as >1 acre but should be <1 acre.

All of the Commissioners thanked Ms. Smith for her hard work.

ADJOURNMENT

Commissioner Moore MOVED to adjourn the meeting. Commissioner Thayn SECONDED the motion. All were in favor.

The meeting adjourned at 8:04 p.m.

I, Jill Powell, Planning Commission Secretary, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on February 28, 2023. The document constitutes the official minutes for the Highland City Planning Commission Meeting.

Jill Powell
Planning Commission Secretary

February 28, 2023



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Staff Recommendation

Staff recommends the Planning Commission hold a public hearing, accept the findings, make any amendments the Commission feels necessary, and recommend **APPROVAL** of the proposed amendment to Article 7 Signs in the Development Code.

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Prior Council Direction

- January 3, 2023
 - Communication Item – the Council directed staff to draft the amendment but keep existing prohibited sign types, and consider regulations that are appropriate, but still provide business support.

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Background

- Complaints regarding excessive development promotional signage throughout the Ridgeview development
 - Staff worked with the home builders and determined a text amendment was necessary
- Reed v Town of Gilbert (June 18, 2015) – sign regulations cannot be “content based”

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Proposed Amendment

- Home Occupations – signs prohibited (clarification)
- Truth in Advertising – signs must be directly related to the location; signs shall comply with all applicable truth in advertising laws and regulations (Utah Truth in Advertising Act, Title 13, Chapter 11a, Utah Code.)

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Sign Types

- A-frame
 - Permitted in both residential & commercial zones
- Freestanding
 - Permitted in both residential & commercial zones
- Banner
 - Permitted in the following:
 - Residential vacant properties larger than 5 acres
 - Off-premise directional signage when integrated into a permitted fence structure
 - Public property (for public purposes)
 - All commercial zones



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Sign Types (cont.)

- Blade/feather
 - Permitted on public property (for public purposes)



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Prohibited Sign Types

• Animated signs of any kind

• Balloons or other inflatable signs

• Beacons

• Billboards

• Chalkboards/Blackboards

• Changeable copy signs of any kind

• Flashing signs

• Marquees (excluding government or quasi-government)

• Mobile signs

• Off-premise signs (including excluding directional signage as outlined in Section 3-706)

• Projecting signs

• Roof signs

• Rotating or revolving signs

• Signs in traffic safety sight areas

• Signs which simulate in color or design a traffic sign or signal, or which use words, symbols or characters in such a manner to interfere with, mislead or confuse pedestrian or vehicular traffic

• Snipe signs

• Temporary signs installed without a permit

• Windblown signs

• Vehicle signs

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Proposed Amendment (Residential Zones)

• Permanent Signs

Property Type	Allowed Sign Types	Maximum Size	Location	# of signs
Single Family Lot	Name plate, address marker	2 sq ft	Private property/on the dwelling	2 per lot
Subdivision	Monument sign, sign integrated into a permitted fence structure	To be determined during the development review process	To be determined during the development review process	To be determined during the development review process

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Proposed Amendment (Residential Zones)

• Temporary Signs

Property Type	Allowed Sign Types	Maximum Size	Location	Sign Removal	# of signs at one time
Vacant/Under construction (>1 acre)	Freestanding a frame	6 sq ft (max height 6')	Shall not be located any closer to any ROW than its height from grade (10'). Must be out of site triangle. No more than 2 signs may be located along each road frontage.	72 hours after the use/promotion/celebrating to the sign is no longer applicable as interpreted by the Zoning Administrator	1 of each sign type (freestanding & a frame) per road frontage
Vacant/Under construction (1-5 acres)	Freestanding a frame	24 sq ft (max height 8')	Shall not be located any closer to any ROW than its height from grade (10'). Must be out of site triangle. No more than 2 signs may be located along each road frontage.	72 hours after the use/promotion/celebrating to the sign is no longer applicable as interpreted by the Zoning Administrator	1 of each sign type (freestanding & a frame) per road frontage
Vacant/Under construction (>5 acres)	Freestanding a frame banner	32 sq ft (max height 12')	Shall not be located any closer to any ROW than its height from grade (10') with a minimum of 10' setback from ROW unless integrated into a permitted fence structure. Must be out of site triangle. No more than 2 signs may be located along each road frontage.	72 hours after the use/promotion/celebrating to the sign is no longer applicable as interpreted by the Zoning Administrator	1 of each sign type (freestanding a frame & banner) per road frontage

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Proposed Amendment (Residential Zones)

• Temporary Signs (cont.)

Property Type	Allowed Sign Types	Maximum Size	Location	Sign Removal	# of signs at one time
Single Family Lot	Freestanding a frame	12 sq ft (max height 6')	Shall not be located any closer to any ROW than its height from grade (10'). Must be out of site triangle. No more than 2 signs may be located along each road frontage.	72 hours after the use/promotion/celebrating to the sign is no longer applicable as interpreted by the Zoning Administrator	1 of each sign type (freestanding & a frame) per road frontage
Multi Family Unit (>5 units/acre)	Freestanding a frame	6 sq ft (max height 6')	Shall not be located any closer to any ROW than its height from grade (10'). Must be out of site triangle. No more than 2 signs may be located along each road frontage.	72 hours after the use/promotion/celebrating to the sign is no longer applicable as interpreted by the Zoning Administrator	1 of each sign type (freestanding & a frame) per road frontage
Public Property	Freestanding a frame banner blade sign	As approved by Zoning Administrator	As approved by Zoning Administrator	72 hours after the use/promotion/celebrating to the sign is no longer applicable as interpreted by the Zoning Administrator	As approved by Zoning Administrator
Off site directional signage	Freestanding or a frame banner sign may only be permitted if integrated into a permitted fence structure	6 sq ft (max height 6')	May only be located on private property. Shall not be located in any ROW. Must receive written permission from the private property owner.	24 hours after the use/promotion/celebrating to the sign is no longer applicable as interpreted by the Zoning Administrator	

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Proposed Amendment (Residential Zones)

i. Temporary on premise signage that is less than six (6) square feet total on a single family or multi family lot is exempt from the requirement to get a sign permit and pay the fee, but is still required to meet all regulations of this chapter.

j. The current code allows temporary agricultural signs to be exempt from the requirement to get a sign permit and pay the fee, but still requires that the signage meet all regulations of the chapter. This exemption was included in the proposed amendment.

– Existing Code

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Proposed Amendment (Commercial Zones)

• Permanent Signs No significant changes were made to this section (wall, monument, freestanding, etc.)

• Temporary Signs

Sign Type	Maximum Size	Location	Sign Removal	# of signs at one time
A-frame	12 sq ft (max height 4')	Shall not be located any closer to any ROW than its height from grade (10'). Must be out of site triangle.	72 hours after the use/promotion/celebrating to the sign is no longer applicable as interpreted by the Zoning Administrator	1 per business
Banner	24 sq ft	Shall not be located any closer to any ROW than its height from grade (10'). Must be out of site triangle.	72 hours after the use/promotion/celebrating to the sign is no longer applicable as interpreted by the Zoning Administrator	1 per business
Freestanding	24 sq ft	Shall not be located any closer to any ROW than its height from grade (10'). Must be out of site triangle.	72 hours after the use/promotion/celebrating to the sign is no longer applicable as interpreted by the Zoning Administrator	1 per business

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Proposed Amendment (Definitions)

- **Sign, Address Marker.** A sign that identifies the address of the property on which the sign is located. Address markers shall not contain or display information other than the address of the property.
- **Sign, Blade.** A temporary sign constructed of cloth, canvas, plastic, fabric, or similar light weight, nonrigid material and supported by a single vertical pole mounted into the ground or on a portable structure. Also known as feather signs.
- **Sign, Off-premise or Billboard signs.** Signs advertising, displaying, or promoting a product, promotion, property, merchandise, sale, transaction, or use that is not located on or available at the property associated with the sign which may or may not expose the sign's supporting structure. If the property is leased, then an off-site sign would be a sign which is located upon the immediate frontage or store front area which is different than the advertiser.

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Motion to Recommend Approval

I move that the Planning Commission recommend APPROVAL of the proposed amendment to Article 7 Signs in the Development Code updating several regulations relating to temporary signage in residential and commercial zones.

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Alternative Motion

I move that the Planning Commission recommend APPROVAL of the proposed amendment to Article 7 Signs in the Development Code updating several regulations relating to temporary signage in residential and commercial zones with the following changes: (the Planning Commission will need to draft appropriate changes).

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**TEXT AMENDMENT – IMPROVEMENT
COMPLETION BONDING
REQUIREMENTS** *Development Code
Update (Legislative)*

Item 4 – Public Hearing/Ordinance
Presented by – Rob Patterson
City Attorney

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Background – Code

- Under state law, a developer cannot sell lots or construct buildings on a new subdivision or other development until either:
 - All public improvements (utility lines, street improvements, etc.) are completed; OR
 - An assurance (colloquially called a “bond”) is provided that guarantees that the public improvements will be completed properly

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Types of Assurances

- Improvement Completion Assurance (“Performance Guarantee” in City Code)
 - 100% of estimated cost of completing public improvements
 - Cash escrow deposit or letter of credit
- Improvement Warranty Assurance (“Warranty Assurance” in City Code)
 - 10% of estimated cost of public improvements
 - Provides a 1 year warranty after completion

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Current City Code

- Varyingly refers to completion and warranty assurances as bonds, assurances, guarantees, and retainage
- Lack of clarity when terms refer to the completion assurance vs warranty assurance
- Lack of clarity as to duration requirement for completion assurance – how long must the completion bond be in place?
- Warranty assurance can be provided in same method and type as completion assurance

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Proposed Amendment Summary

- Clarify language throughout to refer to the right type of assurance
- Requires warranty assurance to always be a cash escrow deposit, regardless of completion assurance type
- Requires warranty assurance to be provided simultaneously with completion assurance, and that warranty assurance is not released until after city inspection and approval and as-built plans are given

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Proposed Amendment Summary

- Imposes minimum 2-year term requirement for completion assurance
- Clarify that developer and financial institution cannot control or limit City's access to funds
- Clarify partial release procedures to not remove warranty assurance
- Clarifies enforcement procedures (withhold permits and approvals) and what the city can use the proceeds

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Staff's Recommendation

Staff recommends that the Planning Commission hold a public hearing, consider the proposed amendments, and recommend their approval to the City Council in order to clarify and update the completion and warranty assurance procedures and requirements.

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Motion to Recommend

I move that Planning Commission recommend APPROVAL of the proposed amendments to Chapter 6 of the Development Code related to the duration and term of performance and warranty bonds for developments.

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HIGHLAND CITY
PLANNING COMMISSION MEETING
February 28, 2023

ATTENDANCE SHEET

	PLEASE PRINT NAME:	EMAIL	PHONE#
1	Debra Maughan		
2	Wendell Jung		
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