

Project #221-046 Bull Market Lot 1B Drive-Thru Located at 1375 North Main Street

REPORT SUMMARY...

Project Name: Bull Market Lot 1B Drive-Thru

Proponent / Owner: Shannon Stearman/Scott Schoneman/Bullen Family Enterprises

Project Address: 1375 North Main Street
Request: Design Review Permit
Current Zoning: Commercial (COM)
Type of Action: Quasi-Judicial
Date of Hearing: August 12, 2021

Submitted By: Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #21-046, Bull Market Lot 1B Drive-Thru, for a property located at 1375 North Main Street, TIN# 05-042-0069.

Current Land use adjoining the subject property

North:	COM: Commercial Uses	East:	COM: Commercial Uses
South:	COM: Commercial Uses	West:	COM: Commercial Uses

PROJECT PROPOSAL

The 0.60-acre project site is currently an asphalt parking lot. The proposed project includes a new single-story 3,000 square foot fast-food restaurant with an outdoor patio, drive-thru, paved parking lot and landscaping. The proposed building is approximately 40' from Main Street with the outdoor patio and drive-thru lane on the east side between the building and the street. The drive-thru wraps around the structure in a counter-clockwise direction. The primary entrances are on the east and south sides of the building with trash enclosures to the west and paved

parking areas proposed to the west and south of the building.



Figure 1 shows the proposed project

DESIGN REVIEW

The Land Development Code (LDC) 17.43 requires Design Review Permit approval for commercial developments to ensure high-quality design, layout compatibility and uniform compliance with Logan City regulations. The Planning Commission may approve or conditionally approve a Design Review Permit upon substantiating findings in conformance with Title 17 of the LDC.

SITE DESIGN

Lot Coverage

The LDC 17.10.080 limits lot coverage to 60% (building footprint) in the COM zone. The project site is approximately .60 acres (26,136 SF) in size. The building's approximately 3,000 SF equals 11.5% lot coverage and complies with LDC requirements as proposed.

Site Layout

To prioritize architecture and curb-appeal in the COM zone, the LDC 17.10.080 typically requires parking areas to be located to the side or rear of the building. The proposed project has placed the parking areas to the side and rear of the building and is using landscaping and patio area on the east side to help muffle noise from Main Street. The LDC 17.10.080 requires a 50% building frontage which is a ratio of building mass to property width. The property width is approximately 140 feet while the width of the proposed building is approximately 48' wide and which equates to an approximate building frontage of 34%. Removing the 25' driveway entrance from the 140' property width reduces the overall developed lot area down to 115' of frontage. The 48' wide building is then calculated at approximately 42% which is still below the minimum of 50% required by the LDC. approximate. This is a point of consideration the PC should have with the applicant to determine if the project can be rotated to place more of the building mass on Main Street, or if rotating the building will negatively impact their parking areas, drive thru, and drive aisles. Conditions of Approval #3 is requiring compliance with the 50% building frontage; however, the PC may consider adjusting this design standard as per LDC 17.43.080.C.5 due to the unique nature of this site and the proposed use (narrow site, higher parking requirements for restaurants, no direct Main Street access, etc).

Setbacks

The Land Development Code (LDC) requirements for setbacks in the COM zone are as follows (as measured from property lines):

Front:	10'
Side:	8'
Rear:	10'
Parking (front):	10'
Parking (side & rear)	5'

The following setbacks are proposed for the building(s) (as measured from the exterior property lines of the project site):

40'
100'
20'
65'
NA'
8'

As proposed, the project meets minimum setback requirements of the LDC.

Access & Circulation

This site includes a 25' driveway entrance off Main Street serving the entire block. The proposed area of development includes a one-way driveway with two (2) points of ingress/egress from the shared parking lot to the west. There is no vehicular access to the

property directly from Main Street. Vehicle parking is proposed in 90-degree angled parking on the south, north and west sides of the proposed building. The parking layout provide for good circulation in and out of the project site. Pedestrian circulation is required for commercial projects by code and is provided via the sidewalks along Main Street and a new connecting sidewalk to the two primary entrances across the drive-thru lane. As proposed, the project meets access and circulation requirements.

Parking

The LDC requires one (1) parking stall for every 75 SF of dining room for a fast-food restaurant. The proposed fast-food restaurant is shown with a dining area of approximately 1,500 SF. This building would be required to provided 20 parking stalls. which is consistent with LDC requirements. The proposed project does not include a bike rack which is required. As conditioned (#2), the proposed project meets the minimum parking requirements in the LDC.

Open Space

The LDC 17.10.080 requires 10% open space and an additional 10% useable outdoor space of the project site in the COM zone. The LDC 17.28 generally describes open space as native vegetation or landscaping areas, while useable outdoor space is typically decks, patios and other similar amenities. The approximate .60-acre (26,136 SF) site would require 2,613 SF of open space and 2,613 SF of usable outdoor space for a total of 5,227 SF of open area. The proposal shows conceptual landscaping and outdoor spaces above 20% at approximately 5,911 SF. As proposed, the project complies with the minimum open space requirements of the LDC.

Landscaping

The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the COM zone. For .60 acres, 10 trees and 25 shrubs, flowers and ornamental plants are the minimum required. LDC 17.32.070 also requires that parking areas and utilities/dumpsters be adequately buffered and/or screened from public rights of ways. The proposed project shows only conceptual landscaping and is conditioned (#7) to provide a detailed landscape plan that also includes adequate buffering and/or screening of the parking areas, drive-thru, and utility areas from Main Street.

BUILDING DESIGN

Materials

The LDC 17.12.020 states that a mixture of building materials is required for all building elevations. Permitted materials include masonry, stucco, wood, fiber cement board, or metal. The proposed restaurant building shows storefront windows, entryways, utility doors and a variety of materials forming different textures and shades of grey with red accents. The proposed building materials include EIFS, TREX composite wood and gray wall tile with metal trim and windows. As proposed, the project meets the requirements in the LDC.

Transparency

Transparency (fenestration) requirements for commercial buildings in the COM zone is 30% along street facing facades. The east building façade is considered the street facing frontage and includes a grouping of windows, a pedestrian entrance and utility doors. If the utility doors are counted towards fenestration, a metal awning consistent the architectural detailing of the building needs to be added to those doors. As proposed, the east façade contains approximately 26% fenestration which is below the minimum requirement. As conditioned (#4 & #5) with additional street facing fenestration and added awnings to the utility doors, the project meets the LDC requirements.

Building Orientation

The LDC 17.12.030 states that building's and primary entrances should be oriented towards the street. In situations where the primary entrance is not oriented towards the street, the street facing façade shall have similar façade treatments/details/style found on the façade containing the primary entrance. The proposal shows the side of the building facing the street with similar architectural style as the primary entrance with outdoor seating and umbrellas. This façade contains windows, awnings, entryways and roof variations. As proposed with similar architectural features found on both the primary entrance facade and the street façade, the project meets the LDC requirements.

Building Height

Building height in the COM zone is limited to 40 feet. This single-story fast-food restaurant is shown with a maximum building height of 24 feet and complies with code requirements as submitted.

Lighting

The LDC 17.30.090 requires adequate and appropriate site lighting that increases nighttime visibility, adds aesthetic quality, and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits pole height to 32 feet, and luminaire fixtures to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5-4.0-foot candles, so areas are sufficiently safe, but not excessively bright. Exterior lighting has not yet been submitted. As conditioned, the project complies with the requirements of the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

•	Environmental	•	Engineering
•	Water		

PUBLIC COMMENTS

Notices were mailed and posted. As of the time of this report, no public comment has been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 7/31/21 and the Utah Public Meeting website on 8/2/21. Public notices were mailed to all property owners within 300 feet of the project site on 7/26/21.

RECOMMENDED CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW AND CONDITIOANL USE PERMIT

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

- 1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
- 2. Bike racks shall be installed for bicycle parking.
- 3. The project shall provide 50% building frontage along Main Street.
- 4. The utility doors with overhead weather protection can be considered as meeting the intent of fenestration for this application.
- 5. The project shall provide 30% street facing transparency/fenestration.
- 6. Weather protection shall be provided above all pedestrian entrances.
- 7. A performance landscaping plan, prepared in accordance with §17.32 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:

- a) Street trees along all adjacent streets provided every thirty (30) feet on center unless otherwise noted by the City Forrester.
- b) Open Space and Useable Outdoor areas shall total a minimum of 20% of the project site (5,227 SF).
- c) A total number 10 trees per acre and 25 shrubs/perennials per acre of the final project site shall be provided.
- d) The plan shall provide dense low-growing landscaping east of the drive-thru lane to buffer from public view.
- 8. Storm-water retention/detention surface ponds or basins shall be positioned outside of the front setback and screened with dense vegetation from adjacent public street views.
- 9. Rooftop mechanical and building wall mechanical equipment shall be placed out of view and screened from adjacent streets.
- 10. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
- 11. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
- 12. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
- 13. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
- 14. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:

a. Fire – contact 435-716-9515

1. If occupant load is greater than 100 persons fire sprinkler and fire alarms will be required.

b. Environmental – contact 435-716-9761

- 2. Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
- 3. Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
- 4. Place bollards in the back of enclosure to protect walls.
- 5. Gates are not required, however if desired, they must be designed to stay open during the collection process.
- 6. Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.

c. Engineering - contact 435-716-9160

- 7. Provide storm water detention/retention per Logan City Standards for this development. This includes the onsite retention of the 90% storm utilizing Low Impact Design methods
- 8. Provide water rights for this development to the City in accordance with Land Development Code 17.29.210. The City will accept an in-lieu fee for this requirement as approved by the City Engineer.
- 9. Note to developer City only provides 1" or 2" water meters.

d. Water/Cross Connection - contact 716-9627

- 10. The buildings water main needs to have a RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or possible connections. Properly sized drain required to serve the backflow assemblies dump port.
- 11. All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
- 12. Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.

- 13. All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 during and after construction.
- 14. Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

- 1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
- 2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
- 3. The proposed project provides required off-street parking.
- 4. The project meets the goals and objectives of the COM designation within the Logan General Plan by providing commercial services near high capacity roadways and is designed for easy circulation of both pedestrian and vehicles.
- 5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
- 6. Main Street provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the infort to supolement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

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ent	tional Use ☐ Subdivisio	n 🗆 Admir	nistrative Design Review
Market Lot 1B			
- 1375 N Corner 1400 N	orth & Main Street, Loga	n, Utah 84341	05-042-0069
esentative for o arman/Scott	WNER Schoneman		PHONE # 801-961-1124
ve. STE 115	CITY Salt Lake City	STATE Utah	ZIP 84106
@Colmenagro	oup.com / Scott@Colmen	agroup.com	
			PHONE # 801-961-1121
ve. STE 115	CITY Salt Lake City	STATE Utah	ZIP 84106
Colmenagrou	p.com / Scott@Colmena	group.com	
ROJECT AS IT SHOU sible - attach a sepa	JLD BE NOTICED AND PRESENTED rate sheet if needed)	1	Total Lot Size (acres) 0.60
tory building	Drive-thru and 21 parkin	g spaces.	Size of Proposed New Building (square feet) Approx. 3,000 SF
			Number of Proposed New Units/Lots 1
accurate. I also cert	ify that I		horized Project Representative
	Corner 1400 N ESENTATIVE FOR OF PARTICULAR STE 115 COlmenagrous RD Orises LLC Ave. STE 115 Colmenagrous ROJECT AS IT SHOUS SIDE - attach a separation of the separation of	ESENTATIVE FOR OWNER Parman/Scott Schoneman Ave. STE 115 CITY COlmenagroup.com / Scott@Colmenagroup.com / Scott@Colmenagroup.com / Salt Lake City Colmenagroup.com / Scott@Colmenagroup.com / Sc	Corner 1400 North & Main Street, Logan, Utah 84341 ESENTATIVE FOR OWNER Parman/Scott Schoneman CITY STATE Ave. STE 115 Salt Lake City Utah Colmenagroup.com / Scott@Colmenagroup.com RD Orises LLC Ave. STE 115 Salt Lake City Utah Colmenagroup.com / Scott@Colmenagroup.com ROJECT AS IT SHOULD BE NOTICED AND PRESENTED Sible - attach a separate sheet if needed) tory building Drive-thru and 21 parking spaces.

I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.

Signature of Property Owner

ANDullen

APPLICATION MUST BE ACCURATE AND COMPLETE

NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

Logan City Project Design Review

Bull Market Lot 1B Drive-Thru Restaurant

County plat tax ID#: 05-042-0069

Property Owner: Bullen Family Enterprises LLC

Project Representatives:

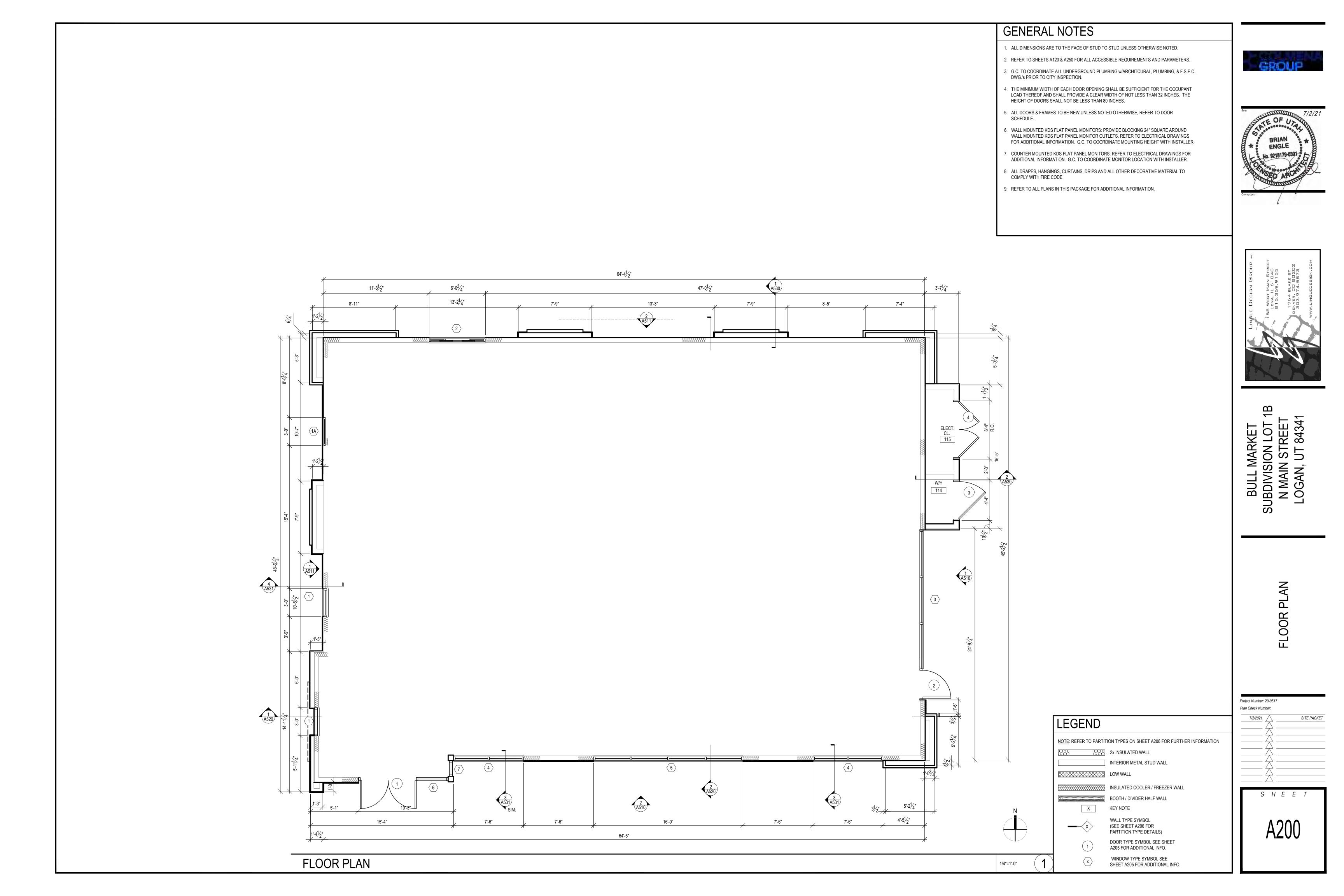
Shannon Stearman: Shannon@Colmenagroup.com 801-961-1124

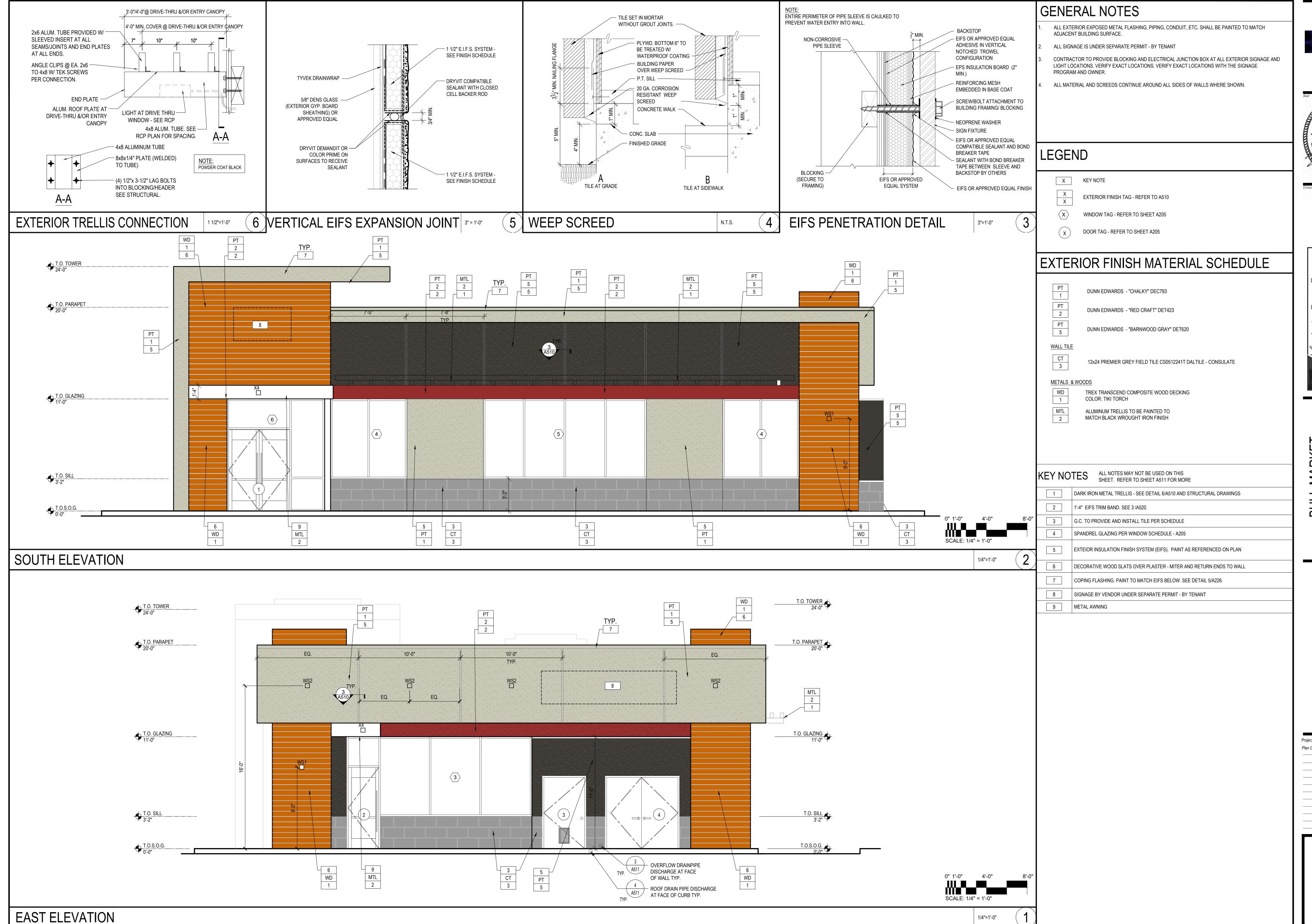
Scott Schoneman: Scott@Colmenagroup.com 385-419-2858

Application Fees paid on 5/24/2021 card ending #3187:

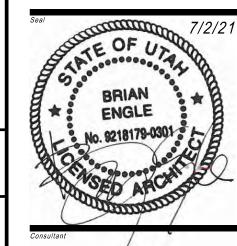
Design Review Permit

Water Model Analysis





GROUP





BULL MARKET
SUBDIVISION LOT 1B
N MAIN STREET
LOGAN, UT 84341

XTERIOR ELEVATIONS

Project Number: 20-0517

Plan Check Number:

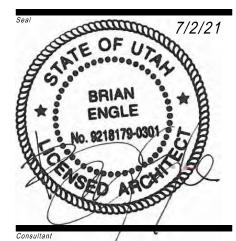
7/2/2021 SITE PACKET

SITE PACKET

A510



GROUP



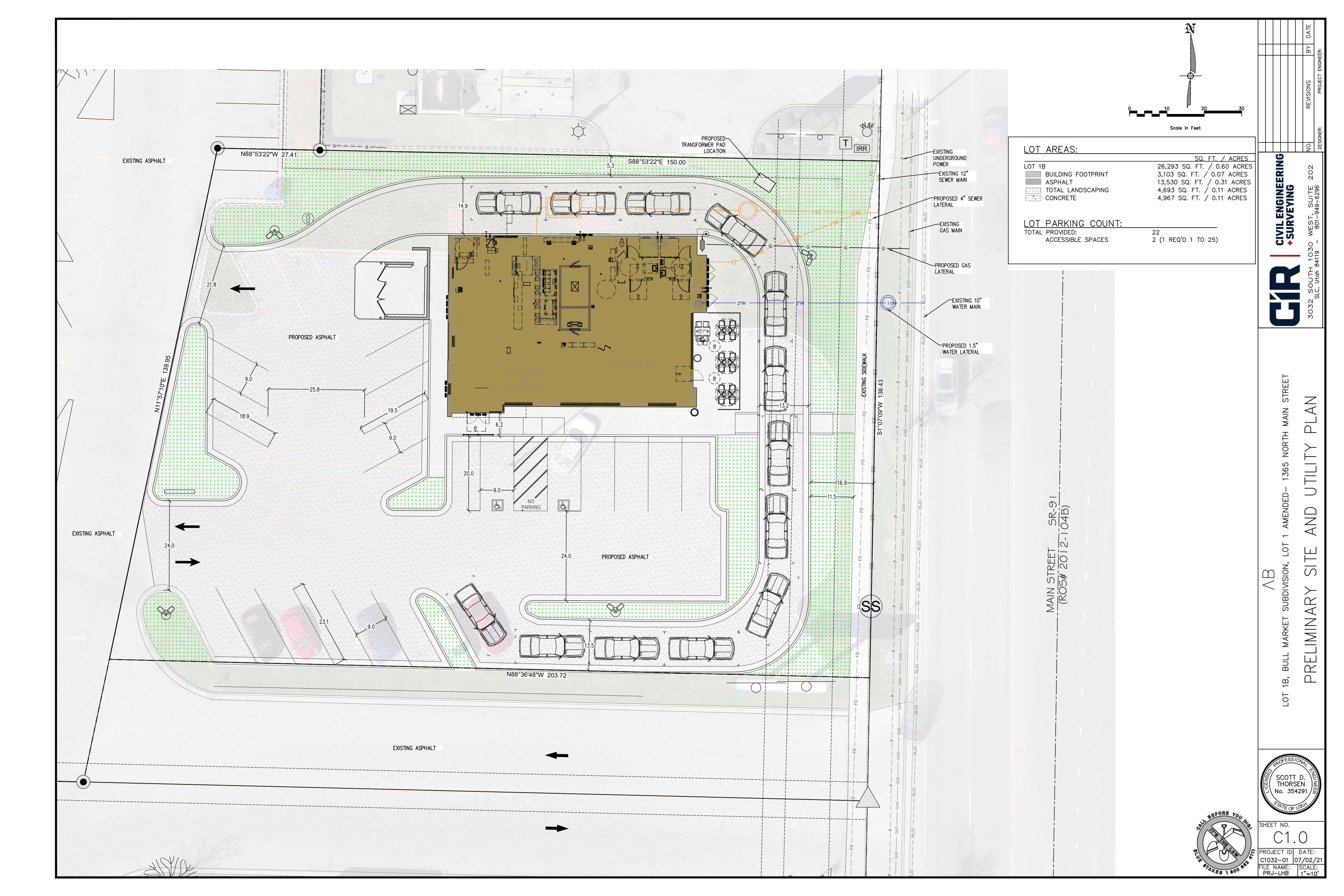


BULL MARKET
SUBDIVISION LOT 1B
N MAIN STREET
LOGAN, UT 84341

XTERIOR ELEVATIONS

	SITE PACKET
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A511



Index: 2020-3382.

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BULL MARKET SUBDIVISION, LOT 1 AMENDED LOCATED IN PART OF THE NORTH HALF OF BLOCK 2, PLAT "D" LOGAN FARM SURVEY, NORTHEAST QUARTER, SECTION 28, TOWNSHIP 12 NORTH, RANGE 1 EAST, SITÉ LOCIAN CITY PARK SALT LAKE BASE AND MERIDIAN LOGAN CITY, CACHE COUNTY, UTAH 1400 NORTH STREET LOGAN CITY VICINITY MAP UDOT Project: HPP-009 (9)28 (2003-41) (N.T.S.) 40.0' W \$88°40"21"E 468.76 \$85°40'13"E 104.12 LOCKELE -10.0" Mountain Feel KAV "28521038, Br 446, Pg 792 . O.O P.JE -Pole Lire Easement 19353700, Bx 121, Pg 664 Exact Jocation could be determined Plottes by graphic scale only (See Record of Survey 88-39) SURVEYOR CERTIFICATE 10.0" Mountain File! R/W F E#521058, 9t: 446, Fa 792 I, GARY CHRISTENSEN, do hareby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Liceture No. 5155071 in accordance with Title 50, Chapter 22, of the Professional Engineers and Land Surveyor Act. Little certify het paudently of the owners I have made a survey of the that of land from on this plat and described bench and have subdivided and had of land into lob, together vive assuments, hereafter to be known as BULL AMAREZ SURVINIONO, LOT THAT REPROFED that that the seam has been correctly surveyed and REED # KATHRYN BULLEN FAMILY LIMITED LEN DEVELOPME 05-042-0005 PARTNER5HIP 05-042-0040 . C.O' PUE Signed this 10 to day of 5 we 20 to N89"05'02"W 27.41~ S89°05'02"E 150.00 LOT 1A 5.0° PUE 311,648 Sq. Ft. 7.154 Acres BOUNDARY DESCRIPTION LOT 1B All of Lot 1, Bull Market Subdivision recorded September 2, 2004 as Entry No. 871175 in Index 2004-1850 of plats in the Office of the Cache County Recorder. 26,293 Sq. Ft. 0.604 Acres The above described lot contains 178,241 square feet or 7,74 acros more or less, 2 Lois OWNERS DEDICATION AND CONSENT TO RECORD MAIN STREET (ROS# 2012 I/We, the undersigned owner(s) of the herein described fract of fend, do hereby set apart and subdivide the same into lois, together with easements as shown heron and name said tract. BULL MARKET SUBDIVISION, LOT 1 AMENDED 10.0 Mourtain PublikW #321058, 8k 446, Pg 792 ~-N88°48'28"W 280.00and do hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and scribbins. ~ 49.5' V/V -LOT 3 BULL MARKET SUBDIVISION E#871175, BK: 2004, PG: 1850 JEN PROPERTIES 05-042-0009 Brain Sheller N88°52'44"W 356.05 BULLEN FAMILY ENTERPRISES LLC 05-042-0074 LEGEND ACKNOWLEDGEMENT Boundary Line Adjacent Parcel Line State of Utah 6.0" Mbn States Telephone ₹W E# 48:397, bb 359, Pg 5:9 County of Salt Lake LOT 2 BULL MARKET SUBDIVISION E#871175, BK: 2004, PG: 1850 Easement Line On the <u>IC</u> 4th day of <u>Tiune</u> 2028, personally appeared before me, <u>Yerine A. Schenk</u> the undersigned rolary public in and for the state and county, the signess of the above owners dedication, who duly acknowledged to me that be the the the signed it feely and voluntarily and for the uses and purposes that oil The third is the signess of the signed in the signess of the signess of the signess and purposes that oil On the <u>IC</u> 4th of the signess of t BULLEN FAMILY ENTERPRISES LLC Set 5/8" x 24" Rebar and Cap stamped CIR Engineering Found Spike (Held) PLAT NOTES: Found Nail Washer stamped "Gibbons 15696" Property is subject to Parking and Cross Access Ensonsinis der the Bull Market Subdivision Plat Entry # 6/1175 Book of Plats 2004-1950 in Cache County Recorder's Office. (Entry #800708, Book I 145, Page 313 Cache County Recorder's Office). Property is subject to Right of Way Essement in favor of Mountain States Telephone and Telegraph Company, recorded July 15, 1937, as Entry No. 169381. In Pook Misc. 15, Page 51, Cache County Recorders Office. OWNER: Bullen Family Enterprises, LLC, 3) Property is subject to Hight of Way Essement in favor of Mountain States Telephone and Telegraph-as Entry No. 163082 in Book Misc. 15, Page 61, Cache Courry Recorders Office. Bullen Family Enterprises, LLC, a Utah Limited Liability Compan Reed Bullen and Kathryn Bullen Family Limited Partnership 1341 North Main Street, Logan, UT 84341 Property's subject to Right of Way Essement in favor of Mountain States Telephone and Telegraph Company recorded July 15, 1937, as Entry No. 189983, in Book Misc. 15, Page 62, Cache County Recorder's Office. 5) Property s subject to a Reciprocal Espertrent Agreement, dated May 17, 2006, recorded May 18, 2006, as Entry No. 916670, in Book 1438, Page 1037, Cache County Recorders Office. FOUND S/8 REBAR BULL MARKET SUBDIVISION, LOT 1 AMENDED LOCATED IN PART OF THE NORTH HALF OF BLOCK 2, PLAT "D" LOGAN FARM SURVEY, 6) Property is subject to Right-of-Way essement to Mountain States Telephone Company as Entry No. 491997, Book 359, Page 519 (HELD AS CORNER OF LOTS 4, 5, 6, 8 7, BLOCK 2, PLAT "D", LOGAN FARM SURVEY FOUND 5/8 REBAR W/ SBG CAP (0.30' N & 0.13'W) PLAT 2002-30 CACHE COUNTY SURVEYORS OFFICE Scale in Feet 1" = 40" 7) No buildings are permitted within Pub ic Utility Essements NORTHEAST QUARTER, SECTION 28, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN N. 89°53'33" W. (BASIS OF BEARINGS) LOGAN CITY, CACHE COUNTY, UTAH CACHE COUNTY RECORDER LOGAN CITY UTILITIES LOGAN CITY ENGINEER'S CERTIFICATE LOGAN CITY ATTORNEY APPROVAL MAYOR'S APPROVAL & ACCEPTANCE DIRECTOR'S CERTIFICATE OF APPROVAL CIR CIVIL ENGINEERING + SURVEYING Presented to the Logan City Mayor this 30 day of 10.0. A.D. 20 10 at which time this Subdivision was approved and County Recorder's No. 1251469 hereby certify that I have had this plat examined by this office and have This plat has been reviewed and approved by the Logan City Director of State of Utah, County of Cache. Recorded and filed at the request of Physics. Date: ______ Time: 4:29 Fee: 54 / JULY 2020 Waste Water Collection Waste Water Treatment Date: 6-17-202/ Date: 4-17-202/ Date: 4-17-20 Date: 6-17-120 ommunity Development as Subdivision Permit # AP 20-005 found it to be correct in accordance with information on tile in this office. Wetlands Solid Waste Conference Light & Power Conference

William Houng

6/17/2020

6/23/2020 Pate

City Altorney

3032 South 1030 West, Suite 202 Salt Lake City, UT 84119