

SOUTH WEBER CITY APPEAL HEARING

DATE OF MEETING: 18 May 2021

TIME COMMENCED: 6:07 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT: MAYOR:

Jo Sjoblom

COUNCIL MEMBERS:

Hayley Alberts
Blair Halverson
Angie Petty
Quin Soderquist
Wayne Winsor (excused)

CITY ATTORNEY:

Jayme Blakesley

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Paul Sturm, Lynn Poll, Matthew Morrison (Electronic), David Stevenson

Mayor Sjoblom welcomed those present for the Cobblestone Resort, LLC Appeal Hearing on Tuesday, May 18, 2021, at 6:00 p.m. and noted the hearing was being recorded.

Cobblestone Resort, LLC Appeal Hearing COBBLESTONE APPEAL HEARING, TUESDAY, MAY 18, 2021, 6PM

Mayor Sjoblom stated the South Weber City Council had convened to hear and decide an appeal made by Appellant Cobblestone Resort, LLC following a denial of its business license application by the Business Licensing Official. Mayor Sjoblom conveyed she is the Mayor and would be conducting this hearing. Joining her were all members of the South Weber City Council with the exception of Councilman Wayne Winsor, who was out of town and asked to be excused.

Mayor Sjoblom expressed the City Council is the decision-maker and will decide this appeal pursuant to South Weber City Ordinance Section 3-1-3(F), which reads, *“In the event the business licensing official shall deny any application for a license, the reasons for such denial shall be placed on the application so denied by the business licensing official who shall return the application, together with one-half ($1/2$) of the amount of fees deposited. The licensing official shall also inform the applicant of his or her right to appear before the City Council to appeal the denial. If the applicant makes such an appearance, upon presentation to the City Council of sufficient reasons why such application should not be denied, the City Council may, in its discretion, set aside the denial and approve the application. If the application is approved, the City Council shall dispose of the matter in accordance with subsection E of this section. The*

applicant will resubmit to the City the amount of the fee that was refunded by the licensing official.”

Mayor Sjoblom asked the attorney for the Appellant, Matthew Morrison, to introduce himself and his client(s).

Matthew Morrison (joined the meeting electronically) and introduced himself as the attorney who will be representing the owners of the Cobblestone Resort, LLC owners, WonAe Mier and Dustin Shiozaki, who will observe and listen to this hearing.

Mayor Sjoblom asked conflict City Attorney David Stevenson, to please introduce himself.

David Stevenson explained he is the Conflict City Attorney for Jayme Blakesley as well as the appeals authority for South Weber City as per City ordinance. He reported in 2019 he was the appeal authority for the appellant's conditional use permit (CUP) denial appeal hearing with WonAe Mier and Dustin Shiozaki. In that appeal, because he felt the body that made the decision was the wrong one, he reversed the decision of the fact that their permit had been revoked. Afterwards there were additional procedures that took place.

Matthew Morrison acknowledged he discussed the CUP appeal hearing with Mr. Stevenson and observed his role as an appeal authority was a neutral role, not advocating for or against the applicant for the holder of the conditional use permit and noted although he had an adjudicatory function that it would not put him in any direct conflict of interest at this stage.

Mr. Stevenson expressed as long as the City Council did not see any conflict of interest, he would proceed to advise on behalf of the City Attorney. The City Council had no objection to Mr. Stevenson's representation.

Mayor Sjoblom asked if either party had a stipulation for the evidence to go into the record. Mr. Stevenson replied that the parties had been speaking about the exhibit list and included a copy of a large binder for the City Council which had approximately 66 exhibits. The parties agreed that these exhibits be entered into evidence in the case. Mr. Morrison agreed. Mayor Sjoblom asked if there were any additional documents to add to the record and there was none. Mayor Sjoblom accepted the binder into evidence.

Mayor Sjoblom conveyed Mr. Morrison had 30 minutes, including opening and closing statements, to present the appeal and she informed the city the same conditions would apply. She asked Mr. Morrison if he wished to make an opening statement. Mr. Morrison replied he would and asked to reserve eight minutes for closing remarks. Mayor Sjoblom noted his request.

Mayor Sjoblom asked Mr. Stevenson if he wished to make an opening statement. Mr. Stevenson declined.

Mr. Morrison began by summarizing the memo (Exhibit #65) to give some procedural background. He referenced the business license application (Exhibit #31) which was on South Weber City's approved form according to 3-1-3A regarding contents. He noted the application was made in writing and submitted to the city licensing official concurrent with the conditional use permit with a notarized date of March 13, 2019. The conditional use permit was granted August 8, 2019. The city later revoked the permit which was found by the appeal authority to be

an improper action. There had been an intervening two plus years since the city received the business license application. The only record of an action occurred in January 2021, which ultimately led to the April 15, 2021 denial letter.

Mr. Morrison related some of the actions by the city were outside the permitted time frames. He voiced it was his clients' position that an applicant is entitled to rely on licensing officials. Particular to this instance, he relayed 3-1-3 of the South Weber City Code Subsection C Investigation Paragraph 2 Officials and Agencies clearly outlines the time frame for investigations which was omitted in the citation. Exhibit 25 declares the City is only authorized the discretionary investigation to occur within 10 days and no referral for investigation was ordered. As a result, receiving, reviewing, and considering those reports could and should be considered an act outside what has been authorized by City Code. He further referenced response to investigations are required to be within 15 business days after receiving such a request. The investigation and response commit the city to 25 business days or one calendar month. In this instance, the decision letter came after 458 business days. On that basis alone, the number of days it was pending is improper and the decision should be reversed.

He referenced the justification presented that the business license application was held pending final resolution by the District Court. He reviewed the District Court matter was initiated based upon alleged violations of the short-term rental ordinance. During that litigation, the city filed a complaint and sought an injunction. A stipulation was entered into mutually agreeing a stipulated partial preliminary injunction in connection with his client's agreement. Upon receipt of final judgment, the city began processing the application and requested reports from the Davis County Sheriff, South Weber Fire Department, and the City Code Enforcement Officer. However, a Notice of Appeal of the District Court injunction had already been entered on the record and the city was fully aware and apprised of what might be considered a non-final nature while the appeal was pending. Mr. Morrison argued the city requested reports, not from officials allowed by city code.

Mr. Morrison indicated review of documents in the exhibit binder shows an absence of the re-inspection report of March 29 by the Fire Inspector confirming that "*all items from previous inspections have been fixed*" (Exhibit #66). Mr. Morrison disputed the re-inspection omission displays the pattern of delay and incomplete analysis. He then proposed the inclusion of the January but not the March fire inspection creates a question of motive.

Mr. Morrison expressed the city's conclusion that the applicants have not or will not comply with the requirements of the short-term rental ordinance has a logical gap in trying to establish future actions. Additionally, after the injunction lawsuit was filed, his clients and the city reached a stipulation for the use of the property stating they would use the short-term rental as permitted, and as contemplated by the conditional use permit dated July 9, 2020. From that day forward the record reflects two incidents (Exhibits #25 & #26), neither of which was a short-term rental violation. The City Code Enforcement Officer reported he arrived at the Cobblestone Resort, LLC to find multiple occupants. Mr. Morrison opined this is not, in any way, a violation of the Short-Term Rental Ordinance. The second incident alleges observed advertising. He expressed the listing of advertising is an action that is protected. The Utah Legislature has already stated advertising efforts based on short-term rental activity on their own cannot bring a punitive action.

Mr. Morrison reiterated the date of application through the 25-business day window of time for review, which would have closed on April 14, 2019, would have found a single incident which was not a violation of the short-term rental code. He explained Dustin Shiozaki arrived at the property and was unaware a sheet rock worker was authorized to be there.

Mr. Morrison conveyed during the time from the stipulation forward there were two incidents which were not short-term rental violations. The other incidents related to the frequency and volume of individuals and should be seen as irrelevant. He portrayed his clients cannot be available twenty-four hours seven days each week to monitor for noise and parking issues. His clients have demonstrated the ability to abide by the stipulations and the record doesn't support a finding otherwise. He concluded the City Council is best served to approve this business license application.

Mayor Sjoblom turned the time over to Mr. Stevenson to continue the proceedings.

City Attorney Jayme Blakesley asked to reserve five minutes for rebuttal arguments at the conclusion. He asked the City Council to remember (1) Facts, (2) Law, and (3) Process are the three categories of arguments typically available to attorneys when they are presenting a case. When you hear arguments about the process, it typically signals a weakness concerning the facts and the law. He asked the City Council to focus on the facts and what had occurred at this property and how it related directly to the city's business licensing ordinance. In his opinion, the facts and the law overwhelmingly favor the position the city's business licensing official took to deny this application.

He stated the law requires the City Council to consider specific variables. He reviewed Section 3-1-3 of City Code which gives as guidelines the general reputation and character of the appellant, the general reputation of those who would patronize the business, the nature and kind of the applicant's business, whether such business has been conducted in a lawful manner and in accordance with the standard of the City as a whole, whether the operation of the business has and will meet the health and safety requirements required for similar businesses, and any other facts which might have an effect on granting or denial of the business license. The facts include from October 28, 2018, to the present law enforcement officers visited the Cobblestone Resort, LLC 58 times. Of these visits, 35 were calls for service (someone contacted the Davis County Sheriff's Department about the address), and 24 calls were self-initiated (deputies responded for follow-up or extra patrol). The types of incidents reported at the address include theft, unwanted guests, lewdness, harassment, noise complaints, residential burglary, stalking, parking problems, shots fired, property damage, possession of a controlled substance, underage drinking, and hit and run. The South Weber Code Enforcement Officer noted concerns which included Mr. Shiozaki use of several different aliases when advertising Cobblestone as a short-term rental. The property was advertised as The Five Star Boudoir, Utah Ultra-maids, and NWL Systems. The use of the property resulted in the following types of issues: parking problems, noise complaints, large parties or events hosted by the tenants, operation of a sexually oriented business, operation of businesses that are not currently permitted or authorized by South Weber City, deceit and misguidance of Mr. Shiozaki as a representative of the property, and renting of individual rooms on the property which was in violation of the City Code. This evidence indicated the applicant will not comply with the specific requirements of the city's short-term rental ordinance. The police reports and summary information provided by the Davis County Sheriff's Department and South Weber Code Enforcement Officer indicated dozens of individual incidents (which are not minor incidents, but felony level crimes) at the property. The sheer volume of the repeated and

continued violations can only be demonstrated as a continued unwillingness to comply with the city's ordinances by both the persons responsible for the property and those who patronize the property.

Mr. Blakesley expressed, as the City Council makes their decision, he hoped they would continue to look at what the City Code requires and how those facts relate to it. He explained the appellant argued the city lacked the power or legal authority to deny the business license application. The appellant argued the business license official did not make the decision in the time defined by City Code and that she considered improper information when she made that decision. He explained this issue has been in court for the bulk of the last year and has been a decision pending by the city or at the District Court for approximately a two-year period. The business license was submitted by the appellant on March 13, 2019. On May 24, 2019, the appellant applied for a conditional use permit. He understood the two moved on parallel tracks, but it was the conditional use permit that was taken up first by the city and initially granted. Based on behavior that occurred on the property, it was revoked. This decision was then challenged and overturned on a procedural basis by the City's Appeal Authority. This issue became a lawsuit brought on by South Weber City. The city filed a complaint in District Court on July 6, 2020, and on July 14, 2020 there was the first of two preliminary injunctions entered by the court. The first was a stipulated partial preliminary injunction. He then read from the injunction, which was no longer in effect and stated, *"Until further order of the court, the appellant is enjoined from using the home and property located at 1923 East Canyon Drive for any business or revenue generating activity except short-term rental."* On November 18, 2020 the court issued a second preliminary injunction, which superseded and replaced the prior preliminary injunction. It stated, *"Appellants cannot use the property for short-term and vacation rentals without a business license, which they do not currently have. Appellants are enjoined from using the property for short-term or vacation rentals without a duly issued business license from the date of the courts oral ruling as long as this order remains in effect."*

Mr. Blakesley acknowledged what can be gathered from the language in that preliminary injunction and from the other court documents is that whether there was a business license was a subject of the litigation and it was what led the city to forbear action on the business license application until the litigation was resolved. If you begin the clock in the ordinance based on the date the litigation was resolved, you will find Business Licensing Official Kimberli Guill was responsive to all the deadlines within the ordinance. The District Court entered a final judgment and it carried forward the preliminary injunction which remains today in full force. In fact, on December 4, 2020, the time frame for the appellant to challenge the District Court judgment and the injunction was 30 days from the date of the order, which would be January 3, 2021. That was the date in which the business license application became active before the city and by which the City Licensing Official took up within 10 days. On January 13, 2021, the Business Licensing Official sent a request to the Davis County Sheriff, South Weber Fire Department, and South Weber Code Enforcer asking them to examine and report back to her on the property and past behavior of the property owners and of those using the property. The appellant had every opportunity in the District Court litigation to seek and obtain injunctive relief demanding the city process the business license application. They never did so, and that type of relief was never granted. The reason was the understanding the business license application would be processed after the litigation was complete.

Mr. Blakesley related the other argument made by the appellant is that the city should not consider past activity by the applicant or its patrons. They want to draw a line from the date of

the first preliminary injunction, which was replaced by the later injunction, and the second line they would like you to draw is when the business license was considered. This argument is contrary to the city's business license ordinance which, if you read, relates to past activity and past behavior by the applicant and types of individuals who patronize the business. Here you have the benefit of not just the same applicant and owner of the property, but the same type of business that has been operating at the property. Therefore, you do not have to guess at how it would be operated, you know how it would be operated, and you know what it would result in.

Mr. Blakesley highlighted Paragraph D which states "where the application is for the continued operation of a business theretofore permitted by the laws of the city, whether such business has been conducted in a lawful manner in accordance with the standards of the city as a whole".

Mr. Blakesley cautioned the appellant picked at some minor incidents but warned Council not to be persuaded by the few reports that have minor incidents. He encouraged the City Council, as they read through the record, to be attentive to some of the other reports. He then highlighted the report from November 16, 2019, in which there was a party with more than 30 vehicles, underage drinking, and firearms recovered from inside the residence. When police entered the residence, the basement was barricaded and forced entry was required into that portion of the residence, and controlled substances were confiscated. There had been consistent crime that has terrorized South Weber City due to lack of due diligence in renting this property including, "instructing renters not to interact with police or code enforcement." An AR15 type rifle was found in the home during that incident, which is one of the more severe police interactions. Mr. Morrison noted one example of police driving by the residence without incident and used it to generalize nothing occurred at that property over time.

Mr. Blakesley expressed the appellant noted that advertising cannot be a basis for enforcing a violation of a short-term rental ordinance. The language of the statute states, "Advertising, on its own, cannot be used to enforce against a short-term rental, but the manner of which a short-term rental is advertised can be one of several things you can consider, when making a business license enforcement decision that relates to a short-term rental."

Mr. Blakesley recalled the next point argued by the appellant was the city may not consider any other reports by those not listed in City Code. The ordinance states that one of the parties that can be consulted is the Davis County Sheriff's Office. It then has a comma and lists other individuals or other offices that the business licensing official can consult with. That should not be read as Davis County Sheriff, Davis County Fire, and Davis County Business Licensing, Davis County Code Enforcement, because the City Council knows how South Weber City is structured and that the city relies on Davis County for certain services, but not all services. At the end of that list it states, "Or other official or body." It is left open ended and it is intended that the business licensing official apply judgement and gather all the information relevant to that decision.

Mr. Blakesley commented the appellant made the argument in the opening page of the written materials that there was mistreatment which typically indicates discrimination. They offered no substantiation or support for that argument because it was completely without merit or justification.

In conclusion, Mr. Blakesley advised as the City Council weighs in on the facts and reads the law for themselves, they will find the only thing the appellant tried to argue was the process.

When the only argument is process, it indicates the facts and law are overwhelmingly in support of the city's position and run counter to the position taken by the appellant. He encouraged Council to uphold the decision of the business licensing official to deny Cobblestone's business license application.

Mayor Sjoblom turned the time over to Mr. Stevenson to continue proceedings.

Mr. Stevenson questioned if Kimberli Guill reviewed Exhibits 1 thru 60 before deciding status of this business license application. Kimberli replied affirmatively. Mr. Stevenson identified Tab 64 which was a pre-hearing brief provided by City Attorney Jayme Blakesley with the first exhibit a document dated April 15, 2021, which was a letter from Kimberli Guill, Business Licensing Official. He verified with Kimberli that was the date of her letter. He clarified the letter formulated a response to the application itself. The city rested.

Mayor Sjoblom turned the time over to Mr. Morrison.

Mr. Morrison replied he wanted to address the characterization of facts, law, and process. He agreed the process and procedural missteps were many and outlined in detail. He averred it was a mischaracterization that he was trying not to discuss facts. He explained there was a reason he narrowed the discussion to the few incidents he described in more detail. He stated had the city acted during procedurally proper time frames, those would have been the only incidents of any relevance at all. He noted the December 16, 2019, event that was described involved long term rental guests and the business license decision would have no bearing in terms of preventing any future recurrence, but he pointed more heavily toward the basis for the time frame he indicated. Although the July 2020 stipulation was superseded by a final injunction, from that day forward the record was clear his client demonstrated a pattern of compliance. He also noted the suggestion that the city held off on a business license application decision because it was in litigation was disingenuous. The business license application was received in March and litigation did not commence until July, long after a decision should have been rendered.

Mr. Morrison proclaimed it was fundamentally unjust to enforce the application or some sort of subjective decision, in essence deciding not to start the count until some date in the future when the city decides. He argued it was unconstitutional which demonstrated that process matters, as well as the facts. He explained there was no demonstrative proof as the photographs were not part of the record nor did he believe the city demonstrated any of these allegations. There were reports of 58 law enforcement visits and 35 of those being calls for service, there was nothing by way of comparable to protect those numbers. The neighboring property could have had 90 visits and 60 of those being calls for service. There was nothing to demonstrate this was aberrant behavior, and even if there had been, he clearly proved the incidents from the date of stipulation show his client attempted to comply. The conditional use permit was issued shortly after its application date. He communicated other short-term rental owners were not required to abide by the same conditions or extra patrolling. When one considers the disparity of treatment, the record gives pause to reconsider that there have been improper motives. He stated these questions are raised and left unanswered. He referenced the application itself stating the appellant would be operating as an Air B&B. The city mischaracterized it as a continuing business.

Mr. Morrison indicated the issue before the Business License Official, when the decision was finally rendered after two plus years, was based on the type of guests. Those guests are demonstratively different and the ability of his clients to manage their use has increased

significantly. In their interest and willingness to comply, they voluntarily imposed certain guest requirements while they were operating. If granted a business license and upon resuming operations, they will continue to impose those requirements and would be willing to install a noise meter that alerts them so they could more diligently monitor and manage guest behavior. He requested the City Council consider that equity and fairness should prevail here. The facts and law are not one sided. The facts and law support the issuance of a business license, when the application was duly submitted, and nothing turned up during the time frame allowed. He submitted the Business License Official did not have authority, outside the 10 days granted, to order reports. Ten days elapsed long before the lawsuit was filed, which was the justification for the delay.

Mr. Morrison summarized his clients want to comply and have attempted to do so by obtaining licenses and working to manage their property. If they are authorized to resume operations, they would voluntarily refrain from certain uses. It would be unjust to deny a business license based on the demonstrated pattern in the record. He requested the business license be issued.

Mayor Sjoblom asked Mr. Blakesley if he wished to reply to Mr. Morrison's comments.

Mr. Blakesley noted there were three arguments offered by the appellant. The first was the July 2020 injunction which he somehow felt marked the date for good behavior and bad behavior. The appellants' counsel would have the City Council believe all of the appellant's bad behavior was prior to that date and since that date there has been nothing but good behavior at the property. The reason for that is because after that date, the appellant was prohibited from operating a short-term rental thus the reduction in the number of police visits. Counsel also argued there was no baseline for comparing the number of police visits occurring at neighboring properties. Mr. Blakesley asked the City Council to apply common sense. He reviewed the types of things the police identified in their reports. For example, underage drinking, substance abuse, loud parties, weapons, shootings, etc.

Appellant's counsel also argued the business license application was not processed for an extended period of time. Mr. Blakesley asked the City Council to respect the role of the District Court and the notion that the appellant had opportunity to make the argument to the court that the business license application should have been processed. As they did not, they did not receive the relief from the court had they made that argument successfully. Tracking the dates from the litigation completion all of the reviews by the Business Licensing Official were timely. The decision of the Business Licensing Official was made prior to any briefs filed by the appellant before the appeals court.

Finally, Mr. Blakesley was astounded by Mr. Morrison bringing the allegation of discrimination forward. It was absurd to allege discriminatory intent on the part of the city without any sort of evidence. He reminded the City Council that the city code requires them to consider the general reputation of those who patronize the business, the nature and kind of the applicants' business, whether such business has been conducted in a lawful manner in accordance with the city standards as a whole, whether the operation of the business has and will meet the health and safety requirements required for similar businesses, and any other fact or facts which might have an effect on the granting or denial of the license. As they examine those points of law, he urged that Council uphold the decision of the Business Licensing Official for reasons stated in her decision and deny this business license application.

Mayor Sjoblom conveyed Mr. Morrison had eight minutes for a closing statement.

Mr. Morrison pointed to the sparse record of substantiation of complaints and neighbors who claimed to have heard things. He disputed shots being fired during the month of July when fireworks are frequently heard. There were claims that guests undertook certain activities including the idea of lewdness or a sexually oriented business being run there. He disclosed his clients did not authorize or sanction those activities. Testimony was taken and the Fire Marshal confirmed there were photographs taken, but there was not any sort of lewdness visible and eyewitness accounts were from obscure secondary locations. The fact is guest behaviors were curtailed.

City's counsel was quick to point the stipulated preliminary injunction was superseded; however, the business had an operative period from July 2020 through December 2020 where only a single incident of multiple vehicles was reported. He averred although it may not be the magic date to end all the analysis, it is highly relevant and was completely disregarded when the decision was entered. The decision did not consider the stipulation at all failing to consider such a highly relevant piece of information highlighting the corrective pattern of behavior. The litigation did not immediately discontinue all of the permitted uses and the pending appeal is prevised upon the city's inaction. The city filed a lawsuit to enforce the city code, which they have a right to do; however, enforcing the failure to hold a business license when that very business license was applied for more than a year earlier is fundamentally unfair. There is a reason process is part of the equation. The facts show a pattern of increased management in controlling guests and a continuing and improving desire to comply. The facts show that no comparable analysis was undertaken. A single incident followed the final injunction, and two incidents follow the July 9th date. The appellate voluntarily relinquished property rights in an effort to show compliance. If the City Council were willing to grant the license, the appellant would install a noise meter and undertake efforts to comply, noting they cannot control everything that happens at the property or on public roads. Counsel pointed out neighbors with visitors are not required to use off-street parking. He iterated there was an alleged pattern of activity that was unsubstantiated and the evidence underlying reports were paltry at best. He acknowledged the reports but alleged that neighbors and other residents were being actively recruited to drum up reports which raises the question of whether that is the case with other short-term rental business owners in the area.

Mr. Morrison stated he had reason to question the decision on the facts and the law when the authority to act was grossly and vastly exceeded and the actions are without actual authority. He indicated there were egregious procedural missteps that were compounded. On those bases he strongly requested this application be approved.

Mayor Sjoblom asked Mr. Blakesley if he wished to use his five minutes for a closing statement. Mr. Blakesley replied he had no further comment or argument.

Mayor Sjoblom asked the City Council if they had any questions. Councilwoman Petty asked Mr. Morrison how his clients were using the property currently. Mr. Morrison replied they had provided no update to him beyond their desires to comply. The only thing he can derive is they have continued to attempt to comply.

Mayor Sjoblom asked if the City Council wished to continue to deliberate. Councilman Halverson asked about the process of deliberation. Mayor Sjoblom replied that the City Council would need to go into a closed session.

Councilman Halverson moved to go into closed session at 7:12 p.m. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, and Soderquist voted aye. The motion carried.

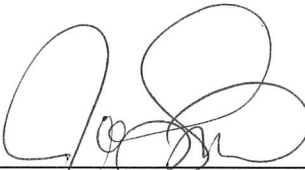
Councilman Halverson moved to reconvene the open session meeting at 7:36 p.m. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, and Soderquist voted aye. The motion carried.

Mayor Sjoblom explained she was not one of the decision makers and only the City Council would make the decision regarding this item. Also, the reason for a closed session was because there is current litigation which is ongoing. Mayor Sjoblom asked if there were a motion to set aside or uphold the denial of a business license application for Cobblestone Resort, LLC.

Councilwoman Alberts moved, after considering all exhibits and arguments, to uphold the denial of the business license for Cobblestone Resort, LLC. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, and Soderquist voted aye. The motion carried.

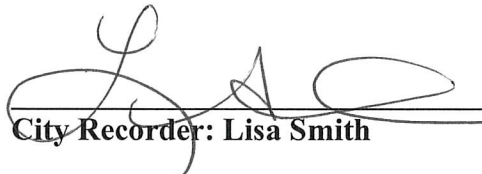
Mayor Sjoblom noted a written decision would be issued within seven days of the hearing.

ADJOURN: Councilwoman Alberts moved to adjourn the Council Meeting at 7:38 p.m. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, and Soderquist voted aye. The motion carried.

APPROVED:  _____ Date 06-22-2021
Mayor Jo Sjoblom



Transcriber: Michelle Clark

Attest:  _____
City Recorder: Lisa Smith