

City of Aurora
PLANNING COMMISSION MEETING
Wednesday, March 11, 2009, 6:00 p.m.
Council Chambers
21420 Main Street N.E., Aurora, Oregon

Planning Commissioners Present: Bud Fawcett, Jason Sahlin, Bob Lebens, Jonathan Gibson, Nick Kaiser, and Gary Lovell

Planning Commissioners Absent: None

Staff Present: Laurie Boyce, City Recorder

Visitors: Renata Wakeley, City Planner

1. Call to Order of the Work Session for the Planning Commission Meeting

The Special Work Session of the Planning Commission was called to order by Commissioner Sahlin at 6:05 p.m.

2. Discussion on the Comprehensive Plan Map

Commissioner Fawcett stated that his property is not zoned correctly, the property should be zoned Urban Transitional Farming. Renata Wakeley stated that the Comprehensive Plan Map listed the properties as they would be zoned when they are annexed into the City. Wakeley stated that the property that was owned by Harold and Maxine Beyers, and Marion County still has this property listed as being in Marion County jurisdiction.

Wakeley stated that this matter has been turned over to the City Attorney for legal review, and she is waiting to make contact with the City Attorney. Wakeley will show Maxine Beyers property as being "Zoned R-1", which would be the zoning designation if the property was annexed into the City. Wakeley stated that she will show the property being located in Marion County until she hears back from the City Attorney on how to legally handle this issue.

3. Follow- up discussion on the Manufactured Home that is located on Airport Road

Wakeley stated that next time something like this comes up again, she will send out notices to the surrounding neighbors to treat the replacement of the manufactured home as a land use action. Wakeley stated that she has talked with Marion County Building Inspection, and they are waiting to see if the applicant has reviewed and approved the access road. Wakeley stated that Airport Road is a county road, so the applicant needs to apply for a driveway access permit from Marion County Building Inspection, as well.

Wakeley stated that there are a couple of things that need to happen with here, and they are as follows:

1. There needs to be a “Zone code” update that the Planning Commission needs to make to make it clear that all NEW AND EXISTING GARAGES in that section for Manufactured homes.
2. Any time that you are requiring a building permit you are looking at the set back requirements, and any time that you are applying these construction standards and or design standards you are turning this application into a land use decision. So this is no longer a building permit. Wakeley stated that when a case like this comes up again, I will send out notices to the surrounding property owners (turn this application into a land use action). Wakeley stated that this would be when the applicant would be required to meet all the details whether it be removing the non-conforming use structure or bringing it up to design standards. Wakeley stated that this gives the property owner the ability to appeal the decision.

4. Discussion on the Proposed Aurora Municipal Code Amendments

The Planning Commission will be discussing proposed amendments to the Aurora Municipal Code that they think should be changed – I have attached the copy of the section updates that the Planning Commission discussed at length, and were prepared by Renata Wakeley, City Planner.

FROM RENATA WAKELEY, CITY PLANNER

Chapter 16.10

R-1 RESIDENTIAL LOW DENSITY ZONE

Sections:

[16.10.010 Purpose.](#)

[16.10.020 Permitted uses.](#)

16.10.30 Conditional uses.

16.10.040 Development standards.

16.10.010 Purpose.

The R-1 zone is intended to provide minimum standards for residential use in areas of low population densities. (Ord. 415 § 7.40.010, 2002)

16.10.020 Permitted uses.

In the R-1 zone, only the following uses and their accessory uses are permitted outright:

- A. Registered child care facility or certified group child care home defined by ORS 657A;
- B. Home occupation (Type I) subject to Chapter 16.46;
- C. Manufactured homes on individual lots subject to Section 16.36.030 and development standards for a single-family detached residential dwelling;
- D. Public support facilities;
- E. Residential care home;
- F. Single-family detached residential dwelling;
- G. Public park and recreation facility, provided that all buildings setbacks shall be a minimum of twenty-five (25) feet from any property line;
- H. Duplex or two-family dwelling, provided that it is not located within five hundred (500) feet of a lot line which lot contains another duplex and the lot or parcel contains a minimum of ten thousand (10,000) square feet;
- I. Accessory dwelling unit located in the rear or side yard, subject to Chapter 16.54;
- J. Municipally owned structures existing on or before July 1, 2001;
- K. Accessory structures located in the rear or side yard. (Ord. 415 § 7.40.020, 2002)

16.10.030 Conditional uses.

The following uses and their accessory uses may be permitted in the R-1 zone when authorized by the planning commission in accordance with the requirements of Chapter 16.60, other relevant sections of this title and any conditions imposed by the planning commission:

- A. Church, provided that all building setbacks shall be a minimum of thirty (30) feet from any property line;
- B. Home occupation (Type II) subject to Chapter 16.46;
- C. Minor impact utilities;
- D. Schools limited to pre-kindergarten through eighth grade, provided that all building setbacks shall be a minimum of thirty (30) feet from any property line;
- E. Museum;
- F. Bed and breakfast establishments;
- G. Accessory dwelling unit located in the front yard, subject to Chapter 16.54;
- H. Accessory structures located in the front yard. (Ord. 415 § 7.40.030, 2002)

16.10.040 Development standards.

- A. The minimum lot area shall be seven thousand five hundred (7,500) square feet for lots with municipal sewer service except the planning commission may approve the following:

1. For residential subdivision proposals containing a minimum of two acres, minimum required lot area, ~~and lot width and depth~~ may be reduced by up to ten (10) percent ~~and minimum required rear setbacks may be reduced by up to twenty (20) percent~~ when:

a. The resulting density will not exceed 5.8 dwelling units per gross acre,

b. The average lot size for the subdivision is at least seven thousand five hundred (7,500) square feet **with a minimum of fifty (50) percent of the lots meeting the minimum lot size of seven thousand five hundred (7,500) square feet**, and

c. A deed restriction limiting use of all lots to single-family detached residences is recorded with the final plat. For subdivision proposals containing a mixture of single-family residential lots and lots intended for other uses, this analysis shall be based only on the sub-area containing single-family residential lots, which must comply with all the eligibility requirements of this subsection.

~~B. Minimum lot area without municipal sewer shall be as determined by the county sanitarian.~~

C. The minimum lot width shall be seventy (70) feet, except where reduced under subsection (A)(1) of this section.

D. The minimum lot depth shall be ninety (90) feet, except where reduced under subsection (A)(1) of this section.

E. The minimum setback requirements are as follows:

1. The front setback shall be a minimum of twenty (20) feet except no more than two adjacent buildings shall have the same front setback from the right-of-way. The front setbacks shall vary at least four feet in depth between adjacent lots. (See Illustration 13, Appendix A set out at the end of this title.)

a. Front setback may be reduced to fifteen (15) feet when the garage is located at in the rear yard and access is provided from the front property line.

b. Front setback may be reduced to ten (10) feet when the garage is located in the rear yard and access is provided from a rear alley only. No front drive access shall be permitted.

2. The side setbacks shall be a minimum of ~~five~~ **eight (8)** feet. Any street side setback shall be a minimum of ten (10) feet.

3. The rear setback shall be a minimum of ten (10) feet **for single stories and twenty (20) feet for two stories** ~~except as reduced under subsection (A)(1) of this section. The minimum rear setback for an accessory building shall be five feet and except as reduced under subsection (A)(1).~~

4. The front setback for a garage shall be a minimum of twenty (20) feet **from its access drive.**

F. No building in an R-1 zoning district shall exceed two and one-half stories or thirty-five (35) feet in height. All structures, **including accessory dwelling units and accessory buildings**, ~~containing dwelling units~~ shall utilize at least two of the following design features to provide visual relief along the street frontage:

1. Dormers;

2. Recessed entries;

3. Cupolas;

4. Bay or bow windows;

5. Gables;
6. Covered porch entries;
7. Pillars or posts;
8. Eaves (minimum six inches projection); or
9. Off-sets on building face or roof (minimum sixteen (16) inches).

~~G. Maximum height for an accessory building shall be eighteen (18) feet or seventy five (75) percent of the height of the primary structure, whichever is greater. The maximum square footage for an accessory building shall be seven hundred (700) square feet, except the maximum square footage for an accessory building on a lot or parcel greater than fifteen thousand (15,000) square feet shall be one thousand (1,000) square feet.~~

H. One principal building per lot or parcel.

I. Impervious surfaces shall not cover more than fifty (50) percent of the lot or parcel. **All plans submitted to city must demonstrate compliance by indicated impervious area divided by total area.**

J. Parking requirements shall be in accordance with Chapter 16.42. **Parking requirements for residential units, including manufactured homes, require the construction of a garage or carport. Manufactured dwellings located in manufactured dwelling parks are required to install either a garage or carport.**

K. Landscaping requirements shall be in accordance with Chapter 16.38.

L. All properties located outside the designated historic commercial overlay and the historic residential overlay and adjacent to Highway 99 or Ehlen Road shall be collectively referenced as "gateway properties." The standards of Chapter 16.56 shall apply to all aspects of the site including, but not limited to, structural facade, yard and landscaping that are immediately adjacent to and visible from Highway 99 or Ehlen Road.

M. Additional requirements shall include any applicable section of this title. (Ord. 419 §§ 1, 2, 2002; Ord. 415 § 7.40.040, 2002)

Chapter 16.12

R-2 RESIDENTIAL LOW/MODERATE DENSITY ZONE

Sections:

[16.12.010 Purpose.](#)

[16.12.020 Permitted uses.](#)

[16.12.030 Conditional uses.](#)

[16.12.040 Development standards.](#)

16.12.010 Purpose.

The R-2 zone is intended to provide minimum standards for residential use in areas of moderate to high population concentrations. (Ord. 415 § 7.50.010, 2002)

16.12.020 Permitted uses.

In the R-2 zone, only the following uses and their accessory uses are permitted outright:

- A. Registered child care facility or certified group child care home defined by ORS 657A;
- B. Home occupation (Type I) subject to Chapter 16.46;
- C. Manufactured home on individual lots subject to Section 16.36.030 and development standards for a single-family detached residential dwelling;
- D. Public support facility;
- E. Single-family detached residential dwelling;
- F. Single-family attached residential dwelling;
- G. Duplex;
- H. Triplex;
- I. Manufactured home parks located more than one hundred (100) feet from Highway 99 subject to Section 16.36.040 and Chapter 16.58;
- J. Municipal park and recreation facility;
- K. Accessory dwelling unit located in the rear or side yard subject to Chapter 16.54;
- L. Accessory structures located in the rear or side yard. (Ord. 415 § 7.50.020, 2002)

16.12.030 Conditional uses.

The following uses and their accessory uses may be permitted in the R-2 zone when authorized by the planning commission in accordance with the requirements of Chapter 16.60, other relevant sections of this title and any conditions imposed by the planning commission:

- A. Church, provided that all building setbacks shall be a minimum of twenty (20) feet from any property line;
- B. Home occupation (Type II) subject to Chapter 16.46;
- C. Minor impact utilities;
- D. Schools limited to pre-kindergarten through eighth grade provided that all building setbacks shall be a minimum of twenty (20) feet from any property line;
- E. Museum;
- F. Bed and Breakfast establishment;
- G. Accessory dwelling units located in the front yard subject to Chapter 16.54;
- H. Accessory structures located in the front yard. (Ord. 415 § 7.50.030, 2002)

16.12.040 Development standards.

A. The minimum lot area for a single-family detached residence with municipal sewer service shall be five thousand (5,000) square feet except the planning commission may approve the following:

1. For residential subdivision proposals containing a minimum of two acres, lot area, ~~and lot width~~ **and depth** may be reduced by up to ten (10) percent, ~~and minimum required rear setbacks may be reduced by up to twenty (20) percent~~ when:

- a. The resulting density will not exceed 8.71 dwelling units per gross acre,
- b. The average lot size for the subdivision is at least five thousand (5,000) square feet **and a minimum of fifty (50) percent of lots must comply with the minimum lot size of five thousand (5,000) square feet**, and

c. A deed restriction limiting use of all lots to single-family detached residences is recorded with the final plat. For subdivision proposals containing a mixture of single-family residential lots and lots intended for other uses, this analysis shall be based only on the sub-area containing single-family residential lots, which must comply with all the eligibility requirements of this subsection.

B. The minimum lot area for residential uses ~~with municipal sewer service~~ other than single-family detached **residences**, manufactured dwellings on individual lots, or manufactured home parks shall be three thousand (3,000) square feet per dwelling unit.

C. The minimum lot area for a manufactured home park ~~with municipal sewer service~~ shall be one acre. (RW: still checking on this?)

~~D. Minimum lot area without municipal sewer shall be as determined by the county sanitarian.~~

E. The minimum lot width for all uses except single-family attached shall be fifty (50) feet, except where reduced under subsection (A)(1) of this section. The minimum lot width for single-family attached shall be thirty-five (35) feet.

F. The minimum lot depth shall be sixty- five (65) feet, except where reduced under subsection (A)(1) of this section.

F. The minimum setback requirements are as follows,

1. The front setback shall be a minimum of fifteen (15) feet except no more than two adjacent buildings shall have the same front setback from the right-of-way. The setbacks shall vary at least four feet in depth between adjacent lots. (See Illustration 13, Appendix A set out at the end of this title.)

a. Front setback may be reduced to ten (10) feet when garage is located in rear yard with rear yard alley access only. No front drive access permitted.

2. Except for the attached side of a single-family attached dwelling unit, the side setbacks shall be a minimum of five feet. Any street side setback shall be a minimum of ten (10) feet;

3. The rear setback shall be a minimum of ten (10) feet **for single stories and twenty (20) feet for two stories**, ~~except where reduced under subsection (A)(1) of this section. The minimum rear yard setback for an accessory building shall be five feet.~~

4. The setback for the garage door approach (the point where the vehicle accesses the garage) shall be a minimum of twenty (20) feet **from its access drive.**

G.No building in an R-2 zoning district shall exceed two and one-half stories or thirty-five (35) feet in height. All structures, **including accessory dwelling units and accessory buildings**, ~~containing dwelling units~~ shall utilize at least two of the following design features to provide visual relief along the street frontage:

1. Dormers;
2. Recessed entries;
3. Cupolas;
4. Bay or bow windows;
5. Gables;
6. Covered porch entries;
7. Pillars or posts;
8. Eaves (minimum six inches projection); or
9. Off-sets on building face or roof (minimum sixteen (16) inches).

~~H. Maximum height for an accessory building shall be eighteen (18) feet or seventy five (75) percent of the height of the primary structure, whichever is greater. Maximum square footage for an accessory building shall be seven hundred (700) square feet except the maximum square footage for an accessory building on a lot or parcel greater than ten thousand (10,000) square feet shall be one thousand (1,000) square feet.~~

~~I. One principal building per lot or parcel. (did we really intend to delete this?)~~

J. Impervious surfaces shall not cover more than sixty (60) percent of the lot or parcel.

K. Parking requirements shall be in accordance with Chapter 16.42. **Parking requirements for residential units, including manufactured homes, require the construction of a garage or carport. Manufactured dwellings located in manufactured dwelling parks are required to install either a garage or carport.**

L. Landscaping requirements shall be in accordance with Chapter 16.38.

M. All properties located outside the designated historic commercial overlay and the historic residential overlay and adjacent to Highway 99 or Ehlen Road shall be collectively referenced as "gateway properties." The standards of Chapter 16.56 shall apply to all aspects of the site including, but not limited to, structural facade, yard and landscaping that are immediately adjacent to and visible from Highway 99 or Ehlen Road.

N. Additional requirements shall include any applicable section of this title. (Ord. 419 §§ 3, 4, 2002; Ord. 415 § 7.50.040, 2002)

Chapter 16.13

ACCESSORY BUILDINGS

Sections:

- 16.13.010 Purpose
- 16.13.020 Applicability and administration.
- 16.13.030 Application submittal requirements.
- 16.13.040 Approval standards.

16.13.010 Purpose

Accessory buildings are permitted in certain situations to:

- A. Allow for the more efficient use of yards
- B. Allow for additional storage space

16.13.020 Applicability and administration.

A. Accessory buildings may be added to any single-family detached dwelling or manufactured home in any residential (R) zoning district.

B. Approvals for accessory buildings shall be approved administratively pursuant to Chapter 16.78, except for accessory buildings located in the historic residential overlay which shall require approval by the historic review board pursuant to Chapters 17.16 and 17.24 prior to administrative approval (Ord. 415 § 7.112.020, 2002)

16.13.030 Application submittal requirements.

All applications for accessory buildings shall be made on forms provided by the city and shall be accompanied by:

- A. A site plan drawn to standard engineering scale showing the location of the accessory dwelling unit, the entrance and exits from the site, and areas to be designated for parking;
- B. A completed building permit application, if applicable. Accessory structures ~~two hundred (200) square feet or less in size~~ not subject to Marion County building permits requirements are still subject to City application and approval.

16.13.040 Approval standards.

A. Standards for creating accessory building address the following purposes:

- 1. Ensure that accessory buildings are compatible with the desired character and livability of Aurora's residential zones; and
- 2. Ensure that accessory buildings units are smaller in size than principal dwelling units.

B. Design standards

- 1. Maximum height for an accessory building shall be eighteen (18) feet or seventy-five (75) percent of the height of the primary structure, whichever is less. The maximum square footage for an accessory building shall be seven hundred (700) square feet, except the maximum square footage for an accessory building on a lot or parcel greater than fifteen thousand (15,000) square feet shall be one thousand (1,000) square feet. Accessory dwelling units constructed above accessory buildings shall not exceed the height of the primary structure.
- 2. Accessory buildings size may be interpolated between one thousand (750) square feet and one thousand (1,000) square feet when lot size is between seventy five hundred (7,500) and fifteen thousand (15,000) square feet.
- 3. One accessory building per lot, not including sheds or accessory dwell units.
- 4. All structures, including accessory dwelling units and accessory buildings, ~~containing dwelling units~~ shall utilize at least two of the following design features to provide visual relief along the street frontage:
 - 1. Dormers;
 - 2. Recessed entries;
 - 3. Cupolas;
 - 4. Bay or bow windows;
 - 5. Gables;
 - 6. Covered porch entries;
 - 7. Pillars or posts;
 - 8. Eaves (minimum six inches projection); or
 - 9. Off-sets on building face or roof (minimum sixteen (16) inches).

C. Accessory buildings must meet the following:

- 1. All setback requirements applicable to the base residential zone shall apply to accessory buildings.
- 2. A five (5) foot minimum separation is required between primary residence and the accessory building (MC fire code says 3 feet- anything less requires 1 hr. fire wall).

3. The exterior finish material must be the same or visually match in type, size and placement, the exterior finish material of the existing single-family detached dwelling or manufactured home.
 4. The exterior finish material must be the same or visually match in type, size and placement, the exterior finish material of the existing single-family detached dwelling or manufactured home.
- D. All properties located outside the designated historic commercial overlay and the historic residential overlay and adjacent to Highway 99 or Ehlen Road shall be collectively referenced as "gateway properties." The standards of Chapter 16.56 shall apply to all aspects of the site including, but not limited to, structural facade, yard and landscaping, and accessory buildings that are immediately adjacent to and visible from Highway 99 or Ehlen Road.

Chapter 16.54

ACCESSORY DWELLING UNITS

Sections:

- 16.54.010 Purpose.
- 16.54.020 Applicability and administration.
- 16.54.030 Application submittal requirements.
- 16.54.040 Approval standards.

16.54.010 Purpose.

Accessory dwelling units are allowed in certain situations to:

- A. Create new housing units while respecting the look and scale of single-dwelling neighborhoods;
- B. Allow more efficient use of existing housing stock and infrastructure;
- C. Provide a mix of housing that responds to changing family needs and smaller households;
- D. Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and
- E. Provide a broader range of accessible and more affordable housing. (Ord. 415 § 7.112.010, 2002)

16.54.020 Applicability and administration.

A. An accessory dwelling unit may be added to any single-family detached dwelling or manufactured home in any residential (R) zoning district.

B. Approvals for accessory dwellings shall be approved administratively pursuant to Chapter 16.78, except for accessory dwelling units requiring exterior modifications on properties and detached accessory dwelling units located in the historic residential overlay which shall require approval by the historic review board pursuant to Chapters 17.16 and 17.24 **prior to administrative approval.** (Ord. 415 § 7.112.020, 2002)

16.54.030 Application submittal requirements.

All applications for accessory dwelling units shall be made on forms provided by the city and shall be accompanied by:

- A. A site plan drawn to standard engineering scale showing the location of the accessory dwelling unit, the entrance and exits from the site, and areas to be designated for parking;
- B. A completed building permit application, if applicable. (Ord. 415 § 7.112.030, 2002)

16.54.040 Approval standards.

A. Standards for creating accessory dwelling units address the following purposes:

- 1. Ensure that accessory dwelling units are compatible with the desired character and livability of Aurora’s residential zones;
- 2. Respect the general building scale and placement of structures to allow sharing of common space on the lot, such as driveways and yards;
- 3. Ensure that accessory dwelling units are smaller in size than principal dwelling units; and
- 4. Provide adequate flexibility to site buildings so that they fit the topography of sites.

5. One accessory dwelling unit per lot.

B. The design standards for accessory dwelling units are stated in this section. If not addressed in this section, the base zone development standards apply.

C. An accessory dwelling unit may only be created through the following methods:

- 1. Converting existing living area, attic, basement or garage;
- 2. Adding floor area;
- 3. Constructing a detached accessory dwelling unit on a site with an existing single-family detached dwelling or manufactured home; or
- 4. Constructing a new single-family detached dwelling or siting a new manufactured home with an internal or detached accessory dwelling unit.

D. Only one entrance to a residence may be located on the front facade of the single-family dwelling or manufactured home facing the street, unless the single-family dwelling or manufactured home contained additional front doors entrances before the conversion accessory dwelling unit was created. An exception to this regulation is entrances that do not have access from the ground such as entrances from balconies or decks.

E. The size of the accessory dwelling unit may be no more than fifty (50) percent of the living area of the single-family detached dwelling or manufactured home or ~~the maximum allowed for an accessory dwelling unit in the applicable zone or overlay, whichever is less~~ **1,000 square feet whichever is less.**

F. Accessory dwelling units created through the addition of floor area must meet the following:

- 1. The exterior finish material must be the same or visually match in type, size and placement, the exterior finish material of the existing single-family detached dwelling or manufactured home.
- 2. The roof pitch must be the same as the predominant roof pitch of the existing single-family detached dwelling or manufactured home.
- 3. Trim on edges of elements on the addition must be the same in type size and location as the trim used on the rest of the existing single-family detached dwelling or manufactured home.
- 4. Windows must match those in the existing single-family detached dwelling or manufactured home in proportion (relationship of width to height) and orientation (horizontal or vertical).

G. Detached accessory dwelling units must meet the following:

- 1. The accessory dwelling unit must be ~~located~~ **setback** at least six feet behind **the front building line of** the detached single-family dwelling or manufactured home.

2. The maximum height allowed for a detached accessory dwelling unit is eighteen (18) feet or seventy-five (75) percent of the height of the primary dwelling unit, whichever is greater. **Accessory dwelling units constructed over an accessory building such as a garage or work space may not exceed the height of the primary structure.**

3. **The accessory dwelling unit shall be set a minimum of five (5) feet from the primary structure (OR MC fire code).**

3. The exterior finish and trim material must be visually compatible in type, size and placement, the exterior finish material of the single-family detached dwelling or manufactured home.

4. The roof pitch must be the same as the predominant roof pitch of the single-family detached dwelling or manufactured home.

5. Windows must match those in the single-family detached dwelling or manufactured home in proportion (relationship of width to height) and orientation (horizontal or vertical).

H. All parking must meet the requirements of Chapter 16.42, for single-family residences, except as follows:

1. No additional parking space is required for the accessory dwelling unit if it is created on a site with an existing single-family dwelling or manufactured home and, the roadway surface on at least one abutting street is at least eighteen (18) feet wide.

2. One additional parking space is required for the accessory dwelling unit when:

a. None of the abutting street roadway surfaces are at least eighteen (18) feet wide;

b. When the accessory dwelling unit is created at the same time as the single-family detached dwelling is constructed or the manufactured home is sited. (Ord. 415 § 7.112.040, 2002)

I. All setback requirements applicable to the base residential zone shall apply to accessory dwelling units.

J. Either the primary residence or the accessory dwelling unit must be occupied by the owners of the property. Accessory dwelling units shall not be subdivided or otherwise segregated in ownership from the main building. The owners shall sign an affidavit affirming that the owners will occupy the main building or the accessory dwelling unit as their principal residence for at least six months every year. The owners shall sign a covenant agreeing to the conditions of this section that shall be recorded with the Marion County Clerk's office. The form of the affidavit and covenant shall be specified by the City. (This came from another city code, not sure if you like it or not)

6. Adjourn

Commissioner Sahlin closed the work session at 8:35 p.m.

Jason Sahlin, Chairman

ATTEST

Laurie Boyce, City Recorder