



PLANNING COMMISSION MINUTES ~ APPROVED

THURSDAY, NOVEMBER 18, 2021 AT 6:00 P.M.

City Hall ~ 82877 Spruce St., Westlake, OR 97493

The proceedings of the Dunes City Planning Commission are recorded and on file at Dunes City Hall.

Upon approval by the Planning Commission, these minutes will be available online at: www.dunescity.com.

1. CALL TO ORDER

Vice Chair Ken Pesnell called to order the November 18, 2021 Planning Commission meeting to order at 6:00 pm.

2. ROLL CALL

Planning Secretary Lani Noroña took the Roll Call.

Present: Vice Chair Ken Pesnell, Commissioner Jamie Gorder, and Commissioner Wanda Phillips.

Absent and Excused: Chair Bonnie Allen and Commissioner Michael Mathews.

Also Present: Planning Secretary Lani Noroña, City Administrator/Recorder Jamie Mills, Permit Technician Clare Kurth, LCOG Associate Planner Henry Hurley, and citizens Ted Vander Woude, Tim Kelly, Melissa Stinson, Dorothy Adams, Rapunzel Oberholtzer, Rick Olson, Geneva Jackson, and Jeanne Jackson.

3. PLEDGE OF ALLEGIANCE

Planning Commissioners, Staff, and all who wished to participate stood for the Pledge of Allegiance.

4. APPROVAL OF THE AGENDA

Commissioner Phillips made a motion to approve the Agenda.

Vice Chair Pesnell asked Staff to replace the word “punitive” with the word “restrictions”, in the last sentence of paragraph 3, page 5, of the October 28, 2021 Planning Commission minutes.

Commissioner Gorder seconded the motion and the motion passed by unanimous vote.

5. APPROVAL OF THE CONSENT AGENDA

A. Minutes of the October 28, 2021 Planning Commission meeting.

Commissioner Phillips made a motion to approve the Consent Agenda.

Commissioner Gorder seconded the motion.

City Administrator/Recorder Mills pointed out the Consent Agenda was amended.

Vice Chair Pesnell apologized for addressing this out of order.

The motion passed by unanimous vote.

6. ANNOUNCEMENTS / CORRESPONDENCE

A. Planning Secretary Noroña spoke to complaints raised at the Oct. 28, 2021 Planning Commission meeting, regarding address issues and Public Notice(s) not received. She pointed out Lane County's Assessment and Taxation website, indicating contact information and address change forms. Printed copies of this information were distributed.

7. CITIZEN INPUT FOR ITEMS NOT LISTED ON THE AGENDA

Vice Chair Pesnell recognized Ted Vander Woude
Mr. Vander Woude declined to speak at this time.

Vice Chair Pesnell recognized Tim Kelly.
Mr. Kelly declined to speak at this time.

Vice Chair Pesnell recognized Melissa Stinson
Ms. Stinson asked about the number of pages for the Agenda.
Planning Secretary Noroña answered the Agenda is one page, and the page number was not visible on enlarged copies.

Ms. Stinson began speaking about concerns over proposed Ordinance No. 259.
Vice Chair Pesnell explained that this part of the meeting is for citizen input regarding items not listed on the Agenda.

Vice Chair Pesnell recognized Dorothy Adams.
Ms. Adams declined to speak at this time.

Vice Chair recognized Rapunzel Oberholtzer
Ms. Oberholtzer declined to speak at this time.

8. PUBLIC HEARING

A. Continuation of Public Hearing of Draft Ordinance No. 259
Vice Chair Pesnell gave a brief introduction.
Vice Chair Pesnell read the Public Hearing Script.

Vice Chair Pesnell asked if anyone wished to challenge any Commissioner's impartiality.
There was no challenge to any Commissioner's impartiality.

Citizen attendee Jeanne Jackson asked names of Planning Commissioners and City Councilors.
Vice Chair Pesnell named himself, Commissioner Phillips, and Commissioner Gorder, stating they are three of the five Commissioners.
Commissioner Phillips clarified that this meeting is all Planning Commissioners.
Vice Chair Pesnell stated there were no City Council members at this meeting. He identified City Administrator/Recorder, Jamie Mills, and Planning Secretary Lani Noroña.

Vice Chair Pesnell asked if any Commissioner wished to declare a conflict of interest, bias, or ex-parte contact.
No Commissioner declared a conflict of interest, bias, or ex-parte contact.

Vice Chair Pesnell opened the continuation of the Public Hearing at 6:09 p.m.

Vice Chair Pesnell asked if any Commissioner had questions for Staff.
There were none.

Vice Chair Pesnell confirmed the Staff Report does not need to be read, as it was previously read during the October 28, 2021 Public Hearing. Staff concurred.

Vice Chair Pesnell recognized written testimony.
He then read the following list of written testimony:

1. October 13, 2021 - testimony received from Alex Beloin
2. October 26, 2021 - testimony received from Rapunzel Oberholtzer
3. October 27, 2021 - testimony received from Rex Wampler
4. October 28, 2021 - testimony received from Jeanne Jackson
5. October 28, 2021 - testimony received from Geneva Jackson
6. October 28, 2021 - testimony received from Ryan and DeAnna Breen
7. October 28, 2021 - testimony received from Derek Wilson
8. October 28, 2021 - testimony received from Jessica Kubisch
9. November 4, 2021 - testimony received from Stacey McLaughlin, dated Oct. 28, 2021
10. October 29, 2021 - testimony received from Samuel Goldberg
11. November 10, 2021 - testimony received from David Davis, dated Oct. 26, 2021
12. November 17, 2021 - testimony received from Del Reisenhuber
12. November 17, 2021 - testimony received from Margaret Henson and Kenneth Henson
13. November 18, 2021 - testimony received from Hansford Boatman and LeAnn Boatman
14. November 18, 2021 - testimony received from Nelda Foster
15. November 18, 2021 - testimony received from Jeanne Jackson
16. November 18, 2021 - testimony received from Geneva Jackson

Geneva Jackson requested her letters, dated October 28, 2021 and November 18, 2021 read into the record.

Vice Chair Pesnell read Geneva Jackson's November 18, 2021 letter into the record.
Commissioner Gorder read Geneva Jackson's October 28, 2021 letter into the record.

Vice Chair Pesnell resumed the Public Hearing Script and called for Testimony in favor.

Vice Chair Pesnell recognized Rapunzel Oberholtzer.
Ms. Oberholtzer stated she submitted oral testimony on October 28th and written testimony in October. She stated she would let that testimony stand for the record.

Vice Chair Pesnell called for Testimony from those opposed.

Vice Chair Pesnell recognized Melissa Stinson.
Ms. Stinson stated that she feels more learning is needed, forming more C.A.C.s, for which she stated she has volunteered. She said she has many questions about the Ordinance and the wording, and mentioned fees and fines. She added that low-income housing threatens this retirement community and maintaining the beauty of the lakes.

Vice Chair Pesnell recognized Rich Olson.
Mr. Olson stated he had nothing to say at this time.

Vice Chair Pesnell recognized Geneva Jackson.

Ms. Jackson referred to the previously submitted letters of testimony. She stated she expended lots of energy studying State requirements for an Ordinance change, emphasizing the importance of citizen involvement. She stated, “it can’t be a 259 page document that is basically written in legalese”, and “there is too much here for this ordinary folk to take in this quickly”.

Ms. Jackson concluded with “this should have happened “over time and it did not”.

Vice Chair Pesnell recognized Jeanne Jackson.

Ms. Geneva Jackson stated that the City Council did not seem to be aware of this Ordinance.

She referred to the September 22, 2021 City Council meeting and stated that two City Councilors expressed concern over answering questions from citizens. She added, “when the very Council members don’t understand what’s in there, how is it they now will vote on this?”. She stated that she thinks it would be unfortunate if this is “pushed through”. She mentioned a speaker at the October 28th meeting who spoke about Booth Island, and said she thought that all of Dunes City had the same protections as those for Booth Island. She voiced concerns about water issues, citing blue-green algae blooms, king tides, and drought. Ms. Jackson voiced concern about “so many people moving in around the lake” sharing the same natural resources. She expressed fear that “these plans, while they will be money making, will not help the environment”.

Vice Chair Pesnell stated there is a 50-foot setback on all waterways in Dunes City.” “You cannot do anything within the 50-foot Riparian setback of Woahink or Siltcoos Lakes”.

He added that Booth Island has more extensive protection of a 100-foot setback, and explained that some lakefront homes were built before these regulations were in place.

Commissioners explained that Code addresses pre-existing structures and future development, especially as it relates to lots less than 1 acre, and single lots vs. Planned Unit Developments.

Commissioner Gorder recognized Rich Olson.

Mr. Olson asked about replacing an existing structure on a non-conforming lot.

Commissioners confirmed that Code addresses replacement structure(s) on a non-conforming lot.

Commissioner Phillips noted that replacement structures must conform to current building Code.

Mr. Olson asked about building a new structure on an existing, non-conforming lot.

City Administrator/Recorder Mills answered that new development must meet all setback requirements of State law and Dunes City Code.

Mr. Olson stated, “you’re going to end up making many lots, currently existing, non-buildable”.

Vice Chair Pesnell stated that the 1-acre minimum lot size is not new Code.

City Administrator/Recorder Mills clarified that building is allowed on pre-existing lots but must meet setbacks and requirements. She noted that with no City sewage system, meeting setbacks for septic and water may be difficult, unless water is obtained from the lake.

City Administrator/Recorder Mills added that for lots that do not meet setbacks and are considered unbuildable, a request is made to the Planning Commission for review and decision. If there is a disagreement with the Planning Commission Decision, it can be appealed to the City Council.

If there is a disagreement with the City Council’s decision, it can be appealed to the District Court.

Vice Chair Pesnell explained the 1-acre minimum lot size was created to ensure water quality.

Mr. Olson asked if the Lighting Ordinance is “wrapped up in this”.

Vice Chair Pesnell answered, “No” and explained the two proposals are separate.

Mr. Olson then talked about causes of blue-green algae blooms and questioned the setbacks as contributors to the blooms.

Vice Chair Pesnell explained differences in water quality between Woahink and Siltcoos lakes, their respective depths, how each is affected by run-off, intent of the 1-acre minimum lot size, the 50-foot setbacks from the shore(s), septic requirements, and that lake access is allowed.

Ms. Jeanne Jackson referred to multi-family housing, asking “why was it taken away and now it’s come back?”. City Administrator/Recorder Mills answered it is required by the State.

General discussion followed about local representation, State regulations and mandates, funding, affordable housing issues, environmental concerns, development and City planning activity that addresses citizen concerns with minimal restrictions for property owners.

Councilors stated they are Dunes City residents, volunteering time to do the work of protecting the community, the water, and the entire environment.

Ms. Jeanne Jackson inquired about development on Little Woahink Lake.

Vice Chair Pesnell answered the Little Woahink development was approved about 20 years ago.

City Administrator/Recorder Mills added that 10 years have passed since a court order.

Vice Chair Pesnell added that the Planning Commission can ensure development meets all the criteria, but cannot deny previously approved development.

City Administrator/Recorder Mills pointed out that Code for non-conforming lots is on page 245 of Ch. 155 Revisions and non-conforming buildings is just before this section.

Planning Secretary Noroña added Code for non-conforming lots is in Ch. 155, Section 155.5.2.

Vice Chair Pesnell read aloud Section 155.5.2.120 (B).

Mr. Olson asked specific questions about replacing a building.

City Administrator/Recorder Mills answered, directing Mr. Olson to Section 155.5.2.120 (D) and read the definition aloud.

General discussion followed regarding replacing a building or structure.

Ms. Stinson asked about access to submitted testimony.

Planning Secretary Noroña answered testimony is Public Record and included in the meeting minutes. She explained when minutes are approved, copies are available at City Hall and posted to the Dunes City website.

Vice Chair Pesnell asked for comments from anyone attending via Zoom.

Permit Technician Clare Kurth and Zoom meeting host Henry Hurley confirmed there were no requests to speak, from anyone attending the meeting via Zoom.

Commissioners thanked everyone who attended and contributed ideas.

Vice Chair Pesnell stated that Commissioners have made every effort to encourage participation and would love to see more. He encouraged volunteer participation in various committees.

Vice Chair Pesnell asked Commissioners for any specific questions of a person who testified. There were none.

Vice Chair Pesnell closed the Public Hearing at 7:04 p.m.

Vice Chair Pesnell read aloud the Planning Commission's four options for recommendation to the City Council.

Commissioners began discussing and deliberating the results of the Public Hearing.

Vice Chair Pesnell clarified his understanding of Booth Island Code regarding pets.

Commissioner Gorder referred to the ODFW letter about Booth Island Code she thought needs more consideration.

Vice Chair Pesnell expressed his main concern is Code exempting part of Booth Island.

Commissioner Phillips stated that Booth Island is a unique property and thinks Commissioners should give it special consideration.

Commissioner Gorder made a motion to replace the stricken pages discussing Booth Island, pages 73 through 75, of Chapter 155.

Commissioner Phillips seconded the motion.

Vice Chair Pesnell asked Staff if Booth Island vehicle restrictions apply to all of Booth Island.

City Administrator/Recorder Mills answered Booth Island Code covers all of Booth Island that is in Dunes City and explained that part of the island is in Douglas County.

Planning Secretary Noroña pointed out that the Staff Report contained a recommendation to the Planning Commission that the Code protections for Booth Island should remain, with the exception of the Hideaway Island subdivision.

Vice Chair Pesnell asked how to separate Hideaway Island from the rest of Booth Island Code.

Commissioners asked Staff to explain why Code specific to Booth Island contained an exclusion of Hideaway Island.

City Administrator/Recorder Mills explained Hideaway Island was the first subdivision approved by Dunes City but the lots are tiny and cannot meet Code requirements.

Vice Chair Pesnell repeated that a motion was made and seconded, to reinstate Booth Island Code, sections, 155.2.3.4.

The motion passed by unanimous vote.

City Administrator/Recorder Mills pointed out that the motion did not contain an exception for Hideaway Island.

Commissioner Gorder made a motion to reinstate the language in the Code for Booth Island that is not the Hideaway Island. Commissioner Phillips seconded the motion.

The motion passed by unanimous vote.

Vice Chair Pesnell raised the issue of citizen concerns regarding multi-family dwellings.

He referred to a suggestion that the one-acre minimum lot size per dwelling be reintroduced,

specifying a four-unit building requires four acres, a three-unit building requires three acres, etc.

He also mentioned allowing higher density on one-acre lots and the fact that would require sharing the same septic system. He added he is not opposed to increasing the density and that the Commission is concerned about the affordable housing issue.

Commissioner Phillips asked about State regulations.

Commissioners discussed how to address the difficulties of lot size vs. affordable housing, and lot sizes of vacant Dunes City lots.

City Administrator/Recorder Mills informed Commissioners that the City is required to annex more land when no more buildable lots are available.

Planning Secretary Noroña informed Commissioners of DLCD proposals and coming changes about multi-family housing requirements, clarifying that some are proposed changes and others are Bills with effective dates.

Vice Chair Pesnell asked about the need to make more changes to meet the requirements. City Administrator/Recorder Mills and Planning Secretary Noroña answered it is possible.

Vice Chair Pesnell recognized Mr. Olson.

Mr. Olson asked if a four-plex were allowed on a one-acre lot, how the septic system required for a four-plex would be accommodated.

Commissioners discussed the difficulties of allowing multi-family dwellings, due to lot sizes and setbacks for septic systems and wells.

Commissioner Gorder pointed out allowing more than one dwelling on a one-acre lot is not excluded, if development meets setbacks.

Vice Chair Pesnell read aloud Section 155.4.4 and clarified the distinctions between existing Code and proposed Code.

Commissioners reviewed several different sections of Code regarding multifamily housing, especially regarding lot size.

Commissioner Phillips asked, "Can I move to make a motion that we change it to amend the duplex to one acre and up to a quad-plex onto a two acre lot".

Commissioner Gorder asked about a tri-plex. Commissioners discussed possible language.

Planning Secretary asked, "What is the motion?"

Commissioner Phillips and City Administrator/Recorder Mills clarified the motion as follows:

"To add language, under the general use criteria, page 185, for a duplex to be placed on at least a one acre lot, and a tri or a quad-plex to be placed on a minimum two-acre lot".

Vice Chair Pesnell asked, "Is the motion on the table?"

Commissioner Gordon stated, "No, I disagree. Let the record show I disagree with that.

Vice Chair Pesnell called for discussion.

Commissioner Gorder stated she feels Commissioners are stuck on lot size, and repeated that if State, County, ODFW, water needs, and septic size criteria are met she does not think it is appropriate to restrict lot size.

Vice Chair Pesnell stated, "We have a motion to change it, but no second".

Commissioner Gorder asked if Commissioners should table this issue.

Vice Chair Pesnell answered that tabling the issue is not an option, as the Planning Commission must now make a recommendation. He asked Staff for confirmation.

City Administrator/Recorder Mills confirmed the Planning Commission must now make their recommendation and said she wants to discuss changing this language.

Planning Secretary Noroña stated, "The Planning Commission must make a recommendation to City Council within thirty (30) days of the first evidentiary hearing, which was October 28th".

City Administrator/Recorder Mills informed Commissioners it is not State law that Planning Commissioners make a recommendation within thirty days, that it is contrary to State law because it limits Public input, and is too restrictive.

Commissioners agreed and general discussion with Staff and citizens followed.

Commissioner Phillips referred to the issue of violations, raised in submitted testimony, and asked Staff how notices of violations are mailed.

City Administrator/Recorder Mills answered “Certified, return receipt”. She added the first step is to write a letter but if there is no response, eventually a Certified letter is sent.

Vice Chair Pesnell referred to the issue of fines, raised in submitted testimony.

He stated the Planning Commission does not deal with fines and asked Staff to explain how fines are decided.

City Administrator/Recorder Mills stated fines associated with Planning and Zoning, with Land Use Code, were previously set at \$1,000/day, with each day being a new violation. It is up to the City Code Enforcement Officer, which in these cases is the City Administrator. If the violation is a building issue, the Building Official decides if there will be a fine and the amount of the fine.

Vice Chair Pesnell asked how long this fee structure had been in place.

City Administrator/Recorder Mills answered prior to 2008.

Vice Chair Pesnell asked about Permit costs.

City Administrator/Recorder Mills answered that Permit costs are set by the State and that Dunes City bases Permit fees on the City’s cost for NW Code Professionals and Staff time.

Permit Technician Kurth clarified a distinction that Chapter 155 is Dunes City Land Use Code and Permit Code, such as Electrical and Building Permits is in Chapter 93. She added that Building Permit fees are set by the State and International Building Code, not by Dunes City.

Vice Chair Pesnell clarified that the purpose of Permit fees is for the City to recover the cost of hiring inspectors, not to make money from Permits.

City Administrator/Recorder Mills confirmed that the City is not allowed to make money from Permits and can only cover expenses.

City Administrator/Recorder Mills reintroduced the issue of current Code’s 30-day limit for the Planning Commission to make a recommendation to City Council. She read aloud the following, from Ch. 155.4.1.7, Section F (3):

“If the Planning Commission fails to adopt a recommendation to approve, approve with modifications, approve with conditions, deny the proposed change, or adopt an alternative proposal within 30 days of its first public hearing on the proposed change ...”

Commissioner Gorder stated it would be a positive change to increase the 30-day limit.

City Administrator/Recorder Mills suggested an increase to at least 60 days. Vice Chair Pesnell asked about making that change at this meeting.

City Administrator/Recorder Mills said it is too late for a change to affect this current meeting.

Commissioners agreed they did not like the current 30-day limit, as it limits community input and rushes the Planning Commission process.

Commissioner Gorder stated it would be a positive change to increase the 30-day limit.

City Administrator/Recorder Mills suggested an increase to at least 60 days.

Commissioners discussed 30, 60, or 120 days.

Vice Chair Pesnell asked about making that change at this meeting.

City Administrator/Recorder Mills said it is too late for a change to affect this current meeting.

Commissioners agreed they did not like the current 30-day limit, as it limits community input and rushes the Planning Commission process

Vice Chair Pesnell referred to testimony regarding Additional Dwelling Units (A.D.U.s).

He stated that A.D.U.s are a separate issue from this proposal.

Vice Chair Pesnell referred to testimony that stated opposition to Code that prohibits Accessory buildings on a lot until a Certificate of Occupancy is issued. He stated he did not think this should be changed and that houses should be built before Accessory buildings.

Commissioners agreed not change this requirement for Accessory buildings.

City Administrator/Recorder Mills pointed out that Code regarding Accessory buildings specifies “an approved Building Permit”, not a “Certificate of Occupancy”.

Vice Chair Pesnell referred to testimony, citing 155.2.1.240, regarding Guest Houses.

He stated the testimony was favorable toward A.D.U.s but expressed concern about specific restrictions regarding square footage and the exclusion of cooking appliances.

Vice Chair Pesnell noted that both terms are used interchangeably in this particular testimony.

Planning Secretary Noroña read the definitions for “A.D.U.” and for “Guest House”.

Commissioners agreed that Guest Houses and A.D.U.s are separate and distinct.

Commissioners agreed not to make any changes regarding Guest Houses or A.D.U.s.

Vice Chair Pesnell referred to testimony opposed to the following Code:

“...where there is conflict between provisions within this Code, or between this Code and other rules and regulations, the most restrictive or that impose a higher standard for development shall govern”. He stated this is standard language.

City Administrator/Recorder Mills stated this is a Supreme Court decision, or something along those lines.

Vice Chair Pesnell referred to testimony from the Fair Housing Council of Oregon.

Commissioners discussed the FHC letter, as it applies to the City’s Comprehensive Plan and Zoning map, compliance with Statewide Planning goals, and determining if the supply of residential land meets the need.

City Administrator stated that she is unsure if the Fair Housing Council is aware of all of Dunes City’s circumstances.

Vice Chair Pesnell pointed out that this testimony is not stating legal requirements.

Planning Secretary Noroña informed Commissioners that some things in the letter do not apply to cities with less than a certain population.

Commissioners discussed the issue of studies suggested in the F.H.C. letter.

Vice Chair Pesnell asked if the City has plans to proceed with any of these suggested studies.

City Administrator/Recorder Mills stated there is no funding for such studies, no intention to proceed, and no requirement to do so.

Vice Chair Pesnell stated the F.H.C. letter should not be dismissed, adding that it appears to have come too late in the process for this hearing.

Commissioner Gorder asked about extending the time for the meeting. Vice Chair Pesnell stated he was recently informed that the meeting time cannot be limited.

City Administrator/Recorder Mills confirmed there is no time limit for public meetings.

Commissioner Gorder referred to the meeting Agenda, where it states, “the meeting will adjourn no later than 8:00 p.m.”.

City Administrator/Recorder Mills stated the City just found out meetings cannot be limited.

Planning Secretary Noroña stated she sent Commissioners an email, this afternoon, about not limiting meeting time and Commissioners might not have seen it before this meeting.

Vice Chair Pesnell referred to testimony that supports keeping Booth Island protections. He thanked those who attended and announced the Planning Commission meets at 6:00 p.m., the 3rd Thursday of each month, except for Thanksgiving and Christmas. Planning Secretary Noroña reminded Vice Chair Pesnell that Planning Commission meets every 4th Thursday of each month.

Vice Chair Pesnell stated the Commission must now make a decision.

City Administrator/Recorder Mills reintroduced an earlier suggestion for a motion to change Code that limits the Planning Commission to 30-days. Commissioners agreed a 120-day timeframe allows for delays due to pandemics and provides opportunity for more community participation.

Commissioner Phillips made a motion to change language in Ch. 155.4.1.7, F. 3. as follows: "If the Planning commission fails to adopt a recommendation ... within One-Hundred twenty days of its first public hearing ..."
Commissioner Gorder seconded the motion and the motion passed by unanimous vote.

Vice Chair asked Commissioners if they had fully addressed the concerns.

Commissioner Phillips made a motion that the Planning Commission recommend Approval of the Proposed Ordinance, with the modifications made tonight.
Commissioner Gorder seconded the motion and the motion passed by unanimous vote. **(ERROR)**

Vice Chair Pesnell requested the Roll Call vote.
Planning Secretary Noroña called Vice Chair Pesnell **(ERROR)**, "Aye"
Commissioner Gorder – "Aye"
Commissioner Phillips - "Aye"
The motion passed by unanimous vote. **(ERROR)**

9. NEW BUSINESS

There was none.

10. UNFINISHED / OLD BUSINESS

There was none.

11. UNSCHEDULED ITEMS NOT LISTED ON THE AGENDA / FOR THE GOOD OF THE ORDER

- A. City Administrator/Recorder Mills wished everybody a Happy Thanksgiving.
- B. Vice Chair Pesnell mentioned tonight's Lunar eclipse, adding it's probably not visible tonight.

12. ADJOURNMENT

Vice Chair Pesnell declared the meeting adjourned at 8:07 p.m.

APPROVED BY THE PLANNING COMMISSION ON THE 16th DAY OF DECEMBER, 2021.

Bonnie Allen, Chair

ATTEST:

Jamie Mills, City Administrator/Recorder