



Denman Island Local Trust Committee Minutes of Regular Meeting

Date: May 19, 2020
Location: Electronic Meeting via Zoom

Members Present: Sue Ellen Fast, Chair
David Critchley, Local Trustee
Laura Busheikin, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
Marnie Eggen, Island Planner
Ian Cox, Planner 1
Vicky Bockman, Recorder

Others Present: Daniel Arbour, Comox Valley Regional District Electoral Area A Director
Approximately fifteen (15) members of the public

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Fast called the meeting to order at 12:30 pm. She welcomed the public, introduced Trustees and staff, and acknowledged that the meeting was being held in traditional territory of the Qualicum and K'ómoks First Nations.

2. APPROVAL OF AGENDA

DE-2020-021

It was **MOVED** and **SECONDED**,
that Denman Island Local Trust Committee approve the agenda.

CARRIED

3. REPORTS

3.1 Trustee Reports

Trustee Critchley reported on the following:

- Attendance at Trust Council March 10-12 on Salt Spring Island where a reorganization of planning operations to increase efficiency was discussed;
- Attendance at an electronic Trust Council meeting in April to reconsider the 2020/2021 Islands Trust budget where the increase in taxes was reduced to 0% from the 2% increase that was planned;
- Provided updates from a meeting attended electronically with RCMP members;
- Communicated with community members as needed.

Trustee Busheikin reported on the following:

- Attended the Trust Council and RCMP meetings reported by Trustee Critchley;
- Attended an electronic Financial Planning Committee meeting to consider the matter of revising the 2020/2021 budget to lower taxes;
- Together with the Chair of the Hornby and Denman Community Health Care Society, initiated a series of round table discussions including representatives from different agencies to identify community needs and share information on the impacts of Covid-19;
- Took part in an elected officials forum held by Comox Valley Regional District (CVRD) regarding the Emergency Operations Centre function and role in response to a pandemic;
- Creation of Covid-19 response information updates for inclusion in the local Denman Island publication.

3.2 Chair's Report

Chair Fast reported on the following:

- Executive Committee meetings have focused on working to adapt operations of the Islands Trust to meet the health and safety requirements of the pandemic;
- Members of the public were advised that federal and provincial programs and funding opportunities are changing to provide assistance during the Covid-19 pandemic, and she suggested that Trustees or staff might be contacted for more information;
- Meetings attended have included the Hornby Island Local Trust Committee, Bowen Island Municipal Council. An Islands Trust Conservancy meeting is upcoming.

3.3 Electoral Area Director's Report

CVRD Electoral Area A Director Arbour reported on the following:

- The annual meeting with CVRD representatives and Denman Island and Hornby Island Trustees was cancelled in response to the Covid-19 protocols;
- Organizations on Denman Island have been approved for Grant-in-Aid funding;
- Work has included collaboration on outbreak planning coordination for Denman and Hornby Islands; a pamphlet for visitors to Hornby and Denman Islands is being prepared for distribution at the Buckley Bay ferry terminal. Islands Trust was invited to participate in this initiative if desired;
- He will forward to Islands Trust staff a report that has been received that presents options for septic system maintenance and capacity regulations;
- Cross-Island trail work continues;
- Denman Islanders can expect to see an increase in heavy machinery and commercial traffic traveling to Hornby Island over the coming year to work on three potentially large projects ongoing there;
- A report from the Association of Vancouver Island and Coastal Communities that was submitted to Fisheries and Oceans Canada regarding reforms to the aquaculture industry could translate to pilot projects on the BC coast and potentially benefit Baynes Sound. He will coordinate as necessary to ensure this information is available for the next Baynes Sound Forum meeting;

- Through a partnership with First Nations and Union Bay Estates, Electoral Area A has been able to secure access to sewage facilities at Cape Lazo for Union Bay and Royston, which will have a beneficial effect on Baynes Sound.

4. TOWN HALL

Trustee Busheikin declared a potential conflict of interest as she lives next to the site of the proposed Denman Green project and left the meeting at 1:00 pm.

Members of the public commented with the following noted:

- Why is the Local Trust Committee (LTC) allowing application DE-RZ-2018.1 (Denman Housing Association) to proceed when Island Health has responded to a referral by stating that rainwater collection is not a suitable primary source of potable water for a development of this size?

Trustee Busheikin returned to the meeting at 1:02 pm.

- It was requested that any Community Information Meeting (CIM) or Public Hearing (PH) not to be held electronically as not everyone would feel comfortable with this method and some do not have the technology to participate electronically;
- Concern was expressed that some community members may not have been aware that affordable housing is being discussed on today's agenda. The process for advertisement of LTC meeting agenda items was questioned and Trustees provided information;
- The LTC was encouraged to hold electronic business meetings if unable to hold regular in-person public meetings due to the Covid-19 pandemic health recommendations, in order to continue to advance the work program, however, holding electronic CIM or PH meetings was not supported;
- The LTC was encouraged to adopt the setbacks requested by Denman Community Land Trust Association in their application DE-RZ-2017.1 as the larger setbacks in the guidelines would compromise their ability to move forward with the project;
- Response to the Covid-19 pandemic may not ever allow a return to public in-person meetings, and holding all LTC meetings electronically, including CIMs was supported.

Trustee Busheikin declared a potential conflict of interest as she lives next to the site of the proposed Denman Green project and left the meeting at 1:10 pm.

- The Denman Green application was opposed for reasons including the following: the low level of water consumption per person that is being suggested is unreasonable; the density increase of five lots on the remaining property is unacceptable development; the project is not in keeping with the character of Denman Island; and this proposal could set precedent for further development.

Trustee Busheikin returned to the meeting at 1:12 pm.

5. DELEGATIONS - none

6. MINUTES

6.1 Local Trust Committee Minutes - none

6.2 Section 26 Resolutions-Without-Meeting Report dated May 11, 2020

Received.

6.3 Advisory Planning Commission Minutes dated February 25, 2020 - for receipt

Received.

7. BUSINESS ARISING FROM MINUTES**7.1 Follow-up Action List dated May 12, 2020**

Received.

7.2 Drainage and Erosion Concerns at Cable Beach and Mable Road**7.2.1 Response Letter dated February 25, 2020 from Ministry of Transportation and Infrastructure (MoTI)**

Received.

7.2.2 Email Response dated February 10, 2020 from Ministry of Forest, Lands, Natural Resource Operations and Rural Development (FLNRORD)

Received.

7.3 Denman Island Density Register - Staff Report - for decision

Planner Eggen presented the staff report that provides a draft standing resolution with respect to current available residential densities resulting from Section E.1, policy 11 and Appendix D, “residential density bank” of the Denman Island Official Community Plan (OCP).

Trustees appreciated the clearly outlined information tracking the changes in density that are included in the Staff Report as attachments, and requested that staff research where these might be placed for easily accessible future reference.

DE-2020-022**It was MOVED and SECONDED,**

that the Denman Island Local Trust Committee adopt the following standing resolution with respect to the available residential densities resulting from Section E.1, policy 11 and Appendix D, ‘Residential Density Bank’ of the Denman Island Official Community Plan:

Whereas the Local Trust Committee sets out the current available residential densities in this density register and that the register be updated from time to time to show additions and withdrawals as they occur:

- a. The Denman Official Community Plan ‘Residential Density Bank’ in Appendix D has last added or transferred to the bank on January 31, 2017 and has a cumulative total of residential densities of 14;
- b. The Denman Official Community Plan Housing Policy 11 in Section E.1 allows for a residential density increase of approximately 5 percent beyond that permitted by existing zoning at the time of adoption of the Official Community Plan on May 15,

2009 to accommodate zoning amendments for special needs and affordable housing, secondary dwelling units approved by the Denman Island Local Trust Committee under Temporary Use Permit and site specific zoning amendment applications under Policy 29 of Section E.1.

The baseline density that was permitted by zoning at the time of adoption of the Official Community Plan was 994 densities based on the Subdivision Potential Map 2010; 1026 total densities less 32 from Parks, Institutional and Conservation designations where residential use is not permitted. Five percent of 994 is 49 densities. Since adoption of the Official Community Plan on May 15, 2009 the following densities have been utilized:

| Authorizing Bylaw/Temporary Use Permit | Date Utilized | Number of Residential Densities Utilized | Cumulative Total of Residential Densities Remaining |
|--|--------------------|--|---|
| Baseline Density at time of adoption of the Denman OCP on May, 2009 | | | 49 |
| BL 199 (Official Community Plan) | August 15, 2011 | 14 | 35 |
| BL 200 (Land Use Bylaw) | | | |
| BL 204 (Land Use Bylaw) | September 24, 2013 | 1 | 34 |
| DE-TUP-2016.2 | March 31, 2017 | 1 | 33 |

CARRIED

8. APPLICATIONS AND REFERRALS

8.1 DE-DVP-2019.2 (McKeachie, 5841 Lacon Rd) - Staff Report - for decision

Trustee Critchley declared a non-pecuniary conflict of interest and left the meeting at 1:22 pm.

Planner Cox presented the Staff Report that asks the LTC to consider a Development Variance Permit (DVP) application to vary the Land Use Bylaw (LUB) depth/width ratio requirement and to consider approval of the 10% highway frontage requirement for the proposed two lot subdivision. He noted that correspondence has been received opposing the application that includes concerns with protecting Valens Brook, the proposed access path, and well water.

Chair Fast invited the applicant to address the DVP application.

Mr. McKeachie stated that the ecological value of Valens Brook is protected by the Riparian Areas Regulation Qualified Environmental Professional Assessment Report that the Province has accepted. He noted that the path would be for private access and would minimize encroachment to the brook.

DE-2020-023**It was MOVED and SECONDED,**

1. that Denman Island Local Trust Committee approve the issuance of Development Variance Permit DE-DVP-2019.2 to vary the lot depth to width ratio as required by Section 2.8.6 of the Denman Island Land Use Bylaw No. 186, 2008, from 3:1 to 4:4:1 for proposed lot A, and from 3:1 to 9:03:1 for proposed lot B, to permit the proposed two lot Conventional Subdivision of Lot 13, Sections 5 and 6, Denman Island, Nanaimo District, Plan 6404.
2. that the Denman Island Local Trust Committee exempt each parcel of the proposed two lot Conventional Subdivision of Lot 13, Sections 5 and 6, Denman Island, Nanaimo District, Plan 6404 from Section 512(1)(a) of the *Local Government Act* which requires that each parcel has a highway frontage that is greater than 10% of the perimeter of the lot.

A Trustee spoke to the motion, noting that the lots with this type of configuration in this area were created prior to current regulations and consideration of the variances requested is reasonable; the request does not impact the ecological integrity of this valued part of the island; and the applicant was encouraged to follow-up with Islands Trust Conservancy or Denman Island Conservancy to protect as much of the property as possible.

CARRIED**8.2 DE-DP-2019.2 (McKeachie, 5841 Lacon Rd) - Staff Report - for decision**

Planner Cox summarized the Staff Report that asks the LTC to consider this Development Permit (DP) application concurrently with the DVP application discussed at agenda item 8.1, both arising from a subdivision referral received from the Ministry of Transportation and Infrastructure (MoTI). He advised that a DP is required as a condition of Preliminary Layout Approval from the MoTI, as the property is within Development Permit Area (DPA) No. 4 – Streams, Lakes and Wetlands. He reported that the application meets the DPA No. 4 Guidelines.

DE-2020-024**It was MOVED and SECONDED,**

that Denman Island Local Trust Committee approve issuance of Development Permit DE-DP-2019.2.

CARRIED

Trustee Critchley returned to the meeting at 1:59 pm.

8.3 DE-RZ-2017.1 (Denman Community Land Trust Association) - for decision**8.3.1 Staff Report dated March 17, 2020**

Planner Eggen presented the Staff Report that provides a summary of referral responses received to date, details five recommended restrictions for inclusion in a suggested restrictive covenant, recommends entering into a cost recovery agreement for the covenant's legal drafting/review, and recommends that bylaw amendments be drafted to apply proposed DPA No. 8: Residential Density Increase to the subject property.

Chair Fast invited the proponent to speak to the application.

Harlene Holm, agent for the applicant, requested that the LTC:

1. Reaffirm the three-metre setback that the Agricultural Land Commission has approved;
2. Set aside DPA No. 8 and covenant clauses c, d, and e which require mitigating measures regarding groundwater use as recommended by the Freshwater Specialist, an integrated storm water management plan, and a sewerage system maintenance plan. She argued that these add unnecessary restrictions to elements of the proposal that are already regulated by other agencies' oversight and the Housing Agreement;
3. Introduce motions to support amending bylaws that provide surety for the project's purpose, design and layout.

Trustees discussed the issues arising from the Denman Seniors Affordable Housing project Staff Report and request from the applicant. The following comments were noted:

- An alternative to applying this project to the proposed DPA No. 8 might be to address issues of concern through the R4 and R4(2) zone regulations with several possibilities identified;
- Proposed covenant restrictions d and e may be adequately addressed through oversight of other agencies. Although there is no follow-up maintenance required in that approach, the level of applicant responsibility might be taken into account;
- The Freshwater Specialist's recommendation for installation of a Data Logger may provide early warning for saltwater intrusion into the well and provide an opportunity to take early mitigation measures which would benefit the project and surrounding properties.

DE-2020-025

It was MOVED and SECONDED,

that Denman Island Local Trust Committee enter into a cost recovery agreement with the applicant/agent for application RZ-DE-2017.1 (DCLTA) allowing Islands Trust legal counsel to draft and/or review a restrictive covenant which would be registered on the land title applicable to the lands intended for the Denman Seniors Affordable Housing project and impose the following:

- a. Require BC Energy Step Code Level 2 compliance for all new dwellings;
- b. Require conditions related to the Agricultural Land Commission exclusion with respect to the vegetative buffer and fencing plan;
- c. Require mitigating measures regarding groundwater use as recommended by the Freshwater Specialist.

In discussing the motion the following Trustee comments were noted:

- Conducting community consultation on proposed DPA No. 8 was recommended prior to consideration of its advancement;
- The Agricultural Land Commission's stipulated setback was supported as a practical approach for this project.

CARRIED

DE-2020-026

It was MOVED and SECONDED,

that Denman Island Local Trust Committee request staff to bring back suggestions for requiring the following in the proposed regulations for RZ-DE-2017.1 (DCLTA):

- a) Dark Sky measures;
- b) Mandatory rainwater catchment;
- c) Limit impermeable surfaces;
- d) Replanting disturbed areas with mostly native vegetation.

CARRIED

By general consent the meeting was recessed at 2:57 pm and reconvened at 3:04 pm.

DE-2020-027

It was MOVED and SECONDED,

that Denman Island Local Trust Committee amend proposed Bylaw No. 234 as follows:

On page 3 of 7 item 1.10 – that the name of the zone be changed to “Affordable Rental Housing R4”.

In speaking to the motion, a Trustee suggested that adding the term “Rental” provides clarity, is more descriptive of the R4 zone, and recognizes that other types of affordable housing might also be considered in the future.

CARRIED

DE-2020-028

It was MOVED and SECONDED,

that Denman Island Local Trust Committee amend proposed Bylaw No. 234 to allow a limited number of home occupations in the R4 zone such as:

- General business offices;
- Professional offices, excluding health services;
- Artist or artisan studios.

And that the amendment include prohibiting:

- The purchase of any products on site;
- Employees/clientele/customers attending the property; and
- The creation of noise which disturbs persons.

CARRIED

DE-2020-029

It was MOVED and SECONDED,

that Denman Island Local Trust Committee direct staff to prepare amendments to proposed Bylaw No. 234 such that no commercial horticulture or agriculture or keeping of chickens and other livestock be permitted in the R4(2) zone.

A Trustee commented that further community input on these topics will be worthwhile.

CARRIED

DE-2020-030

It was MOVED and SECONDED,

that Denman Island Local Trust Committee amend proposed Bylaw No. 234 as follows:

In Table 8 – Floor Area, item 6: remove the number 100m² for the R4 zone and leave it blank.

A Trustee commented that consideration of this issue can be conducted on a case-by-case basis.

CARRIED

DE-2020-031

It was MOVED and SECONDED,

that Denman Island Local Trust Committee direct staff to bring forward a recommendation for a maximum combined gross floor area of all accessory buildings and structures in the R4(2) zone.

CARRIED

8.3.2 Staff Report dated May 19, 2020

Planner Eggen reported that the Staff Report provides options for regulating home occupations in R4 and R4(2) zones as requested by the LTC, an update on the DE-RZ-2017.1 (DCLTA) Housing Agreement and summarizes referral responses received since March. She noted that staff is recommending an amendment to proposed Bylaw No. 233 in response to the Ministry of Agriculture referral comments.

DE-2020-032

It was MOVED and SECONDED,

that Denman Island Local Trust Committee request staff to amend Bylaw No. 233, cited as “Denman Island Official Community Plan, 2008, Amendment No. 1, 2019” by adding the following to the end of item 1.4 Policy 4:

- a. “subject to Agricultural Land Commission approval.”

CARRIED

8.4 DE-RZ-2018.1 (Denman Housing Association) - for decision**8.4.1 Staff Report dated March 17, 2020**

Trustee Busheikin declared a potential conflict of interest as she lives next to the site of the proposed Denman Green project and left the meeting at 3:30 pm.

Planner Eggen advised that several public submissions have been received regarding this application and have been posted to the website. She summarized the Staff Report that recommends the LTC consider deferring advancing the application to a CIM or further readings until the applicant has secured a water license for a surface or groundwater supply on Denman Island to supplement the proposed rainwater collection system as it currently does not comply with the LTC’s direction, Islands Trust Policy Statement, provincial subdivision regulations or Island Health recommendations. She noted that the

proposed water servicing and a summary of bylaw referral responses are provided for LTC consideration.

Chair Fast invited the proponent to speak to the application.

Simon Palmer spoke on behalf of Denman Housing Association and the following comments were noted:

- He asked the LTC to take into account the Executive Committee's response to an early referral;
- He described the UBC study that created the basis for their per capita water usage figure and historic rainfall data; and University of Victoria's climate projections used to produce the collection and storage of rainwater needs;
- He advised that the Ministry of Health (MoH) is anticipating a spring of 2020 release of their guidance document on treating rainwater for potable purposes that Island Health and MoTI will be considering when making decisions.

Trustees discussed the options for next steps with the following points noted:

- Executive Committee's early referral response included an indication that it would consider a rainwater catchment system with a backup supply on Denman Island. Concern was expressed that there has been a change in the backup water supply from that which was submitted to Executive Committee, potentially impacting the response;
- MoH's new standards and guidelines for approval of rainwater harvesting as a source of potable water might allow the advancement of this type of project, however, the timing of its release is unknown;
- Electronic Advisory Planning Commission (APC) meetings are not permitted at this time due to the recommended health practices to address Covid-19, however, they may resume prior to the ability to hold an in-person CIM. Engaging the community on the basics of this application while awaiting the MoH document through an APC referral might advance the work in the meantime.

DE-2020-033

It was MOVED and SECONDED,

that Denman Island Local Trust Committee refer application DE-RZ-2018.1 to the Advisory Planning Commission (as and when it is able to meet electronically or in person) for review and recommendations as to the proposed water supply for the project, including, but not limited to, consideration of the following matters:

1. Whether the proposed daily-use water budget is sufficient and, if not, what amount should be a reasonable estimated allowance;
2. Whether the proposed total amount of stored water is sufficient and, if not, what amount should be required;
3. Whether there is sufficient allowance for the potential effects of climate change on the collection of rainwater and, if not, what is recommended;
4. Whether the proposed backup water supply of additional stored water is of sufficient amount and, if not, what amount should be required.

CARRIED

DE-2020-034

It was MOVED and SECONDED,

that Denman Island Local Trust Committee request the Executive Committee to indicate whether the change proposed by the applicant for a backup water supply affects the advice previously given in regard to rainwater harvesting and the Trust Policy Statement.

CARRIED

8.4.2 Memorandum dated May 19, 2020

Planner Eggen reported that the Staff Report provides a summary of the referral responses received since the previous report on March 17, 2020 and confirms that a donor parcel reference error has been corrected.

Trustee Busheikin returned to the meeting at 4:08 pm.

8.5 DE-TUP-2020.1 (Williams, 8900 Owl Crescent) - Staff Report - for decision

Planner Cox presented the Staff Report that asks the LTC to consider the renewal of Temporary Use Permit DE-TUP-2016.2 for a period of three years to accommodate the residential use of a secondary dwelling on the subject property for use by the owners' family member.

DE-2020-035

It was MOVED and SECONDED,

that Denman Island Local Trust Committee approve issuance of Temporary Use Permit DE-TUP-2020.1 for a period of three (3) years from the date of issuance subject to the conditions of the proposed permit.

CARRIED

By general consent the meeting was recessed at 4:12 pm and reconvened at 4:22 pm.

9. LOCAL TRUST COMMITTEE PROJECTS - none

10. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

10.1 Email dated January 29, 2020 from Association for Denman Island Marine Stewards (ADIMS) regarding Denman Island Shellfish Aquaculture Complaint

LTC members discussed possible next steps and determined that a response requesting follow-up action was an appropriate option.

DE-2020-036

It was MOVED and SECONDED,

that Denman Island Local Trust Committee write to Fisheries and Oceans Canada under the signature of the Local Trust Committee Chair, forwarding the letter from the Association for Denman Island Marine Stewards, asking that appropriate action be taken.

CARRIED

11. NEW BUSINESS

11.1 K'omoks First Nation

11.1.1 Information Session held January 29, 2020 on Local Government Authorities in the Estuary - verbal update

Planner Eggen provided an update, noting that Senior Intergovernmental Policy Advisor Wilcox and Director of Local Planning Services Marlor attended the information session held by K'ómoks First Nation where discussion included the legacy and historical impacts on the estuary in K'ómoks territory and the work of K'ómoks First Nation to protect cultural heritage areas in and around the estuary. Discussions focused on the roles of various local governments, land use processes and how best to work together.

11.2 2019-2020 Annual Report - Memorandum for decision

DE-2020-037

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee endorse the following text for inclusion in the 2019-2020 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing:

“The Denman Island Local Trust Committee held five regular business meetings, one special meeting and a community workshop in the 2019/20 fiscal year.

Work for this period focused on advancement of the Denman Island Local Trust Committee priority to implement the Denman Island Farm Plan and on efforts towards reconciliation and relationship building with local First Nations. This included adopting a standing resolution stating its intent to engage in reconciliation by honouring the Truth and Reconciliation Commission Calls to Action and the United Nations Declaration on the Rights of Indigenous Peoples as well as its intent to work with First Nations governments on implementing actions that support reconciliation and maintain relationships based on respect and recognition.

The Denman Island Local Trust Committee considered numerous reports in conjunction with two major rezoning applications for affordable housing on the island. The committee also reviewed and considered: two development variance permits, three development permits, and one temporary use permit.

Staff reviewed one subdivision, fourteen siting and use permits and two crown land referrals related to proposed development in the Denman Island Local Trust Area.”

CARRIED

12. REPORTS

12.1 Trust Conservancy Report dated February, 2020

Received.

12.2 Applications Report dated May 12, 2020

A Trustee requested that staff research the information provided on the report for DE-SUB-2015.1 to determine its status, and remove from the report if applicable.

12.3 Trustee and Local Expense Report dated February, 2020

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 Local Trust Committee Webpage

There were no changes or additions requested.

13. WORK PROGRAM

13.1 Top Priorities Report dated May 11, 2020

Received.

13.2 Projects List Report dated May 11, 2020

Received.

14. CLOSED MEETING - none

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Tuesday, July 7, 2020 at 12:30 p.m. - Location to be determined

LTC members confirmed the next regular meeting scheduled date and time with the location to be determined.

16. INFORMATION ITEMS

16.1 Email dated January 29, 2020 to Islands Trust regarding Department of Fisheries and Oceans Canada (DFO) Pacific Herring Integrated Fisheries Management Plan

2019-2020 DFO Pacific Herring Integrated Fisheries Management Plan

Received.

16.2 Response Letter dated January 28, 2020 from Minister of Fisheries, Oceans and the Canadian Coast Guard regarding Shellfish Aquaculture in Baynes Sound

Received.

16.3 Ministry of Agriculture - Residential Flexibility in the Agricultural Land Reserve (ALR)

Received.

17. ADJOURNMENT

By general consent the meeting was adjourned at 4:37 pm.

Sue Ellen Fast, Chair

Certified Correct:

Vicky Bockman, Recorder