

Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, April 13, 2023

Location: SD64 Learning Hub

122 Rainbow Road, Salt Spring Island

Members Present: Timothy Peterson, Chair

Jamie Harris, Local Trustee Laura Patrick, Local Trustee

Staff Present: Chris Hutton, Regional Planning Manager (RPM)

Louisa Garbo, Island Planner Chris Buchan, Planner 1 (Zoom)

Warren Dingman, Bylaw Compliance and Enforcement Manager

Rob Pingle, Planning Team Assistant

Jennifer Baddeley, Administrative Assistant

Sarah Shugar, Recorder

Others Present: Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral

Area Director

Gulf Islands Driftwood Reporter

Approximately 15 members of the public

These minutes follow the order of the agenda although the sequence may have varied. The electronic meeting was live streamed, recorded, and made available for electronic public attendance.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 9:30 a.m. He welcomed everyone to a meeting of the Salt Spring Island Local Trust Committee and introduced himself, the Trustees and staff. Chair Peterson humbly stated gratitude to live and work in Coast Salish First Nations treaty and traditional territory.

2. APPROVAL OF AGENDA

The following additional items were presented for inclusion in the agenda:

- 14.3 Channel Ridge Communications Tower
- 15.1 Housing Accelerator Fund
- 17. Closed Meeting

By general consent, the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Chair Peterson opened the town hall at 9:33 a.m.

Julian Clark spoke on behalf of the Concerned Residents of Canvasback Place concerning the Rogers Telecommunication Tower at Channel Ridge. Mr. Clark thanked the LTC for filing an Impasse with Innovation, Science and Economic Development (ISED) regarding the rescindment of the siting concurrence decision. Mr. Clark presented the possibility of a Federal judicial review that would provide the LTC with the opportunity for a dispute to be heard by an independent, impartial party such as an arbitrator and that the Rogers construction work cease immediately. Mr. Clark presented a document entitled "Draft Letter to ISED regarding Impasse Process" dated April 13, 2023 and requested the LTC to provide an update on the legal review of whether the LTC can support a stop work order at the proposed tower site.

A Trustee asked when the existing communications tower was built at the Channel Ridge site, whether there is currently 5G cellular network services at the site and whether 5G is the priority concern. Julian Clark advised the existing communications tower was constructed approximately 22 years ago and is located behind a community water tank. He advised the Concerned Residents of Canvasback Place primary concerns are that the location of the proposed tower is an environmentally sensitive area and the location is too close to houses.

Former Ganges Village Area Planning Task Force member David Dunnison spoke to item 14.2 – Ganges Village Planning and requested the LTC to not disband the task force and that the task force be supported to continue it's work to address housing issues. Mr. Dunnison reported the task force was working on defining the Village Area Map and noted Ganges Harbour should be included in the Ganges Village Planning project scope.

Housing Action Program Task Force member Stanley Shapiro requested the LTC to not disband the task force and asked the LTC to advance Bylaw 530 as an important step in addressing the housing crisis.

Former Ganges Village Area Planning Task Force member Jennifer McLean requested the LTC to not disband the Ganges Village Area Planning Task Force so the task force can continue its work to address housing.

Housing Action Program Task Force member Nejmah Guermoudi requested the LTC to not disband the Housing Action Program Task Force so it can continue its work to address housing requested the LTC to advance Bylaw 530.

Housing Action Program Task Force member Maïkan Bordeleau requested the LTC to not disband the Housing Action Program Task Force so it can continue its work to address housing and expressed support for Bylaw 530. Mr. Bordeleau spoke to the housing crisis including the lack of workforce housing, the importance of providing housing for people who do not qualify for workforce housing in our community and support for housing units dedicated for First Nations. Mr. Bordeleau added that the environmental impact of suites, tiny homes and cottages is substantially less than conventional single-family dwellings.

Housing Action Program Task Force member Bryce Chapman task Force member presented a summary of the housing survey responses and highlighted that 98% of responses were in support of more affordable housing. Mr. Chapman expressed support for Bylaw 530 and requested the LTC to support the Housing Action Task Force to continue its work to address the housing crisis.

4. **DELEGATIONS**

4.1 Salt Spring Solutions - Mairi Welman - Concerning Integrated Housing Framework for Salt Spring

Mairi Welman spoke to Salt Spring Solutions Integrated Housing Framework for Salt Spring Island. The report includes 5 key strategies to address housing: a Coordinated and Properly Resourced Local Approach to Housing; Effective Public Education, Engagement, and Dialogue on Housing; Preservation of Rural Areas and Nature Space through Clustered Housing; Readying Ganges Village for More Housing; and Accessory Dwellings for Housing, in the Right Places. Ms. Welman advised Salt Spring Solutions is inviting elected officials and staff from all of the various organizations to come together to discuss the key strategies that increase long-term housing solutions and plan to invite the public to join the conversation in the Fall 2023. The Executive Summary is included in the agenda package and the full Salt Spring Solutions Integrated Housing Framework for Salt Spring Island report will be available soon.

5. TRUSTEE REPORTS

Trustee Harris reported he recently attended a site visit to Maxwell Lake Watershed and noted the thriving, vibrant forest. Trustee Harris attended a meeting with community members of the Clean and Safe Harbour Initiative to address concerns in Ganges Harbour. Trustee Harris advised he ran for Trustee on a housing platform as well as the belief that private property owners should not be regulated further and any new conservation land could be transitioned to be a working forest.

Trustee Patrick presented the following report:

- Attended a Provincial Housing Summit on April 4 and 5, 2023;
- It is a unique time when the Federal, Provincial and Local Governments are aligned in making housing a priority. The land use tools and taxation structures are not working and need to be updated;
- The San Juan Islands have a taxation structure that includes business licensing fees for STVR's and additional tax for the loss of long-term housing unit and a portion of STVR tax revenues and real estate transfer fees are dedicated to fund affordable housing in the San Juan Islands;
- There was approximately 203 million dollars in residential real estate sales on Salt Spring Island in 2022 and 100% of the residential real estate transfer tax was collected by the Province;
- Trustee Patrick thanked Salt Spring Solutions for the work to address the housing crisis in their Integrated Housing Framework for Salt Spring Island report;
- Attended a meeting with the Financial Planning Committee;
- Attended a meeting with the Corporate Planning Working Group, a Financial Planning Committee sub group to align strategic planning with financial planning;
- Planning to attend a site visit to local islets with the Department of Fisheries and Oceans for the annual Carpet Burweed invasive plant survey.

6. CHAIR'S REPORT

Chair Peterson presented the following report:

- Attended a site visit to the Maxwell Lake Watershed;
- The Province approved a \$150,000 grant to Islands Trust for the general purpose of developing protocol agreements and engagement with First Nations in the Trust Area;
- Trust Council approved a protocol agreement with Snaw-naw-as First Nation and referred it to the Ministry of Municipal Affairs for approval. The Islands Trust has existing protocol agreements with Lyackson First Nation and Snuneymuxw First Nation;
- Planning to attend an upcoming meeting with the Corporate Planning Working Group;
- Planning to attend an Executive Committee to set priorities for the term.

7. CRD DIRECTOR'S REPORT

CRD Director Holman presented the following report:

- Acknowledged delegation Mairi Welman and Salt Spring Solutions for the Integrated Housing Framework for Salt Spring Island report. Director Holman noted he looks forward to discussions regarding a Local Housing Authority including whether Salt Spring Island Housing Council Society could become the Local Housing Authority. The Capital Region Housing Corporation owns 5-acres of land on Drake Road designated for supportive housing;
- The Local Community Commission (LCC) election will be held on May 27, 2023. Three candidate
 nominations have been received to date. There is a candidate information webinar on the CRD
 website. Four CRD Commissions will dissolve including the Community Economic Sustainability
 Commission when the LCC is elected and Director Holman is planning a thank you event for
 Commissioners;
- The Province has incurred an unprecedented, 6 Billion dollar surplus this fiscal year and has announced a 1 Billion dollar Growing Communities Fund that is allocated to every community in BC. The CRD received 11.5 Billion dollars. Director Holman will propose priority projects for Salt Spring Island to the CRD Board and the funds need to allocated to a service by the end of 2023 and the funds will need to be spent within 5-years;
- Salt Spring Community Energy 10-year anniversary celebration "Electrify Salt Spring" is a series
 of events held April 20 to May 18, 2023. Salt Spring Island has one of the highest number of
 electric vehicles (EV) in BC;
- Salt Spring Island is included in a CRD grant application for EV chargers that would include a number of level-2 EV chargers;
- BC Transit has committed to electrifying it's entire fleet by 2040;
- Harbour Air has committed to electrifying it's entire fleet;
- BC Ferries is deploying 6 hybrid electric ferries including 2 ferries that will service Vesuvius/Crofton Route 6 and have future plans to install shore power;
- A contract will be issued for detailed designs for the Ganges Harbourwalk project;
- A contract will be issued for detailed designs for the Ganges Harbourside sidewalk between Upper Ganges Road to the Thrifty's Liquor store;
- A contract will be issued for a Parks and Recreation maintenance facility on Kanaka Road;
- The Community Economic Sustainability Commission is in a strategic planning process that will result in updated economic plan for SSI and recommendations to the LCC;
- The CRD Board has requested staff to report on a proposed Borrowing Bylaw for up to 85
 Million dollars for housing in the Capital Regional District. The borrowing bylaw would require

- a counter petition process for approval on Salt Spring Island and the cost would be approximately \$2 per average household. The Regional Housing First 1.0 program created a fund of 120 Million that provided 1500 housing units built within the Capital Regional District.
- Attended a meeting with North Salt Spring Waterworks District regarding the moratorium on new water connections. Expressed support for the Province, CRD, Islands Trust and NSSWD to work collaboratively to provide water for suites and cottages in the NSSWD Improvement District.
- Senior Governments need to work collaboratively to address management of Ganges Harbour;

8. PREVIOUS MEETINGS

8.1 Draft Minutes of the Salt Spring Island Local Trust Committee

8.1.1 Draft Minutes of the March 16, 2023 SS LTC Regular Meeting

The following items were presented for consideration:

- Item 9 Trustee Reports Replace "Trustee Patrick has been appointed to a Financial Planning Committee Working Group to develop a multi-year corporate plan;" with "Trustee Patrick has been appointed to a Financial Planning Committee Working Group to develop process for a multi-year corporate plan;"
- Item 9 Trustee Reports Replace "The Rural Island Economic Partnership is hosting a housing forum, April 25-27, 2023 on Gabriola Island. Trustee Patrick will host a panel discussion regarding lessons learned and what needs to change to facilitate housing on the Southern Gulf Islands." with "The Rural Island Economic Partnership is hosting a housing forum, April 25-27, 2023 on Gabriola Island. Trustee Patrick will host a panel discussion regarding lessons learned and what needs to change to facilitate housing on Rural Islands."

By general consent, the minutes of March 16, 2023 Salt Spring Island Local Trust Committee Regular meeting were adopted, as amended.

8.2 Resolutions Without Meeting Report dated April 2023

The report was received.

- 8.3 Minutes of the Advisory Planning Commissions None
- 8.4 Salt Spring Island Local Trust Committee Public Hearing Record None

9. CORRESPONDENCE

- 9.1 LTC Chair to GIELS Dated 7 March 2023 Concerning Support for Property Tax Exemption
- 9.2 J. Spiers to LTC Dated 14 March 2023 Concerning Ganges Harbour foreshore activities
- 9.3 BotaniMed to LTC Dated 22 March 2023 Concerning amendment to Cannabis license

9.4	J.Mckenzie to LTC - Dated 9 March 2023 - Concerning Channel Ridge Rogers tower
9.5	D. Cran to LTC - Dated 11 March 2023 - Concerning Channel Ridge Rogers tower
9.6	O. McOuat to LTC - Dated 11 March 2023 - Concerning Channel Ridge Rogers tower
9.7	J. McKenzie to LTC - Dated 12 March 2023 - Concerning Channel Ridge Rogers tower
9.8	C. Anderson to LTC - Dated 13 March 2023 - Concerning Channel Ridge Rogers tower
9.9	D. Pattison to LTC - Dated 13 March 2023 - Concerning Channel Ridge Rogers tower
9.10	S. Lin & N. Gray to LTC - Dated 14 March 2023 - Concerning Channel Ridge Rogers towe
9.11	J. Clark to LTC - Dated 16 March 2023 - Concerning Channel Ridge Rogers tower
9.12	J. Clark to LTC - Dated 16 March 2023 - Concerning Channel Ridge Rogers tower
9.13	D. Pattison to LTC - Dated 20 March 2023 - Concerning Channel Ridge Rogers tower
9.14	LTC Chair to ISED - Dated 23 March 2023 - Concerning Channel Ridge Rogers tower
9.15	D. Pattison to LTC - Dated 24 March 2023 - Concerning Channel Ridge Rogers tower
9.16	M. Forde to LTC - Dated 24 March 2023 - Concerning Channel Ridge Rogers tower
9.17	O. McOuat to LTC - Dated 24 March 2023 - Concerning Channel Ridge Rogers tower
9.18	P. Pattison to LTC - Dated 24 March 2023 - Concerning Channel Ridge Rogers tower
9.19	W. Kalman to LTC - Dated 24 March 2023 - Concerning Channel Ridge Rogers tower
9.20	CREST to LTC - Dated 27 March 2023 - Concerning Channel Ridge Rogers tower
9.21	N. Lyonns to LTC - Dated 29 March 2023 - Concerning Channel Ridge Rogers tower
9.22	O. McOuat to LTC - Dated 29 March 2023 - Concerning Channel Ridge Rogers tower
9.23	J. Clark to LTC - Dated 2 April 2023 - Concerning Channel Ridge Rogers tower
9.24	LTC RPM to ISED - Dated 4 April 2023 - Concerning Channel Ridge Rogers tower
9.25	LTC RPM to ISED - Dated 5 April 2023 - Concerning Channel Ridge Rogers Tower
9.26	ISED to SS LTC - Dated 5 April 2023 - Concerning Channel Ridge Rogers Tower
	The correspondence items were received.

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-Up Action List dated April 2023

The report was received.

10.2 Bylaw Enforcement Report

BCEM Dingman presented a staff report dated April 5, 2023 regarding a summary of current open compliance and enforcement files and short-term vacation rental (STVRs) enforcement. A Trustee expressed support for managing STVR's and that STVR licensing fees could fund affordable housing initiatives.

By general consent, the Salt Spring Island Local Trust Committee received the report for information.

The meeting recessed at 10:48 a.m. for a break. The meeting moved to Item 17 - CLosed Meeting at 10:57 a.m. The meeting recessed for a lunch break at 11:32 a.m. and reconvened at 12:00 p.m.

11. COMMUNITY INFORMATION MEETING - None

12. PUBLIC HEARING - None

13. APPLICATIONS AND REFERRALS

13.1 SS-LCB-2023.1 - J. Chouinard - 109 McPhillips Avenue

Planner Buchan presented a staff report dated April 5, 2023 regarding an application by Canna Northwest Enterprises Inc. to the Liquor and Cannabis Control and Licensing Branch (LCRB) to sell cannabis at their 105-109 McPhillips Avenue storefront between the hours of 9:00 am and 11:00 pm. A Trustee expressed concern regarding parking issues in the area. It was noted an LCB application was recommended for approval at this location last term and the storefront has a cannabis sign, although it is not open.

SS-2023-29

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to hold a public open house to gather community input on the Cannabis Retail Store licence application for Canna Northwest Enterprises Inc. (109 McPhillips Avenue).

CARRIED

SS-2023-30

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee refer the Cannabis Retail licence application for Canna Northwest Enterprises Inc. to the Advisory Planning Commission for review and comment (109 McPhillips Avenue).

CARRIED

SS-2023-31

It was MOVED and SECONDED.

That the Salt Spring Island Local Trust Committee direct staff to bring forward a second report following the public consultation period which details the consultation process conducted by Islands Trust Staff (109 McPhillips Avenue).

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Bylaw 530 - Accessory Dwelling Units

Planner Garbo presented a staff report dated April 28, 2023 regarding proposed Bylaw No. 530 "Accessory Dwelling Units".

In discussion the following items were noted:

- A Trustee noted the BC Housing Accessory Dwelling Units: Case Studies and Best Practices for BC Communities Study and noted the uptake is an estimated 7 to 10% of available properties. The Gabriola Island Local Trust Committee and the North Pender Island Local Trust Committee allow secondary suites across the island and they are not seeing a large uptake of units. Building costs are a major barrier to units being built;
- A Trustee cited the anticipated 10% uptake as indicated in the BC Housing study, suggested to communicate the expected 7 to 10% uptake and recommended a monitoring period;
- A Trustee noted there should be a way to measure unit impact instead of the current definition of a dwelling;
- The Province has announced a pilot, three-year financial incentive program to help interested homeowners turn a portion of their home into a secondary or basement suite for the rental market. In early 2024, homeowners will be able to access a forgivable loan of 50% of the cost of renovations, up to a maximum of \$40,000 over five years. Islands Trust should have zoning to support homeowners that would like to access this funding;
- A trustee suggested that the bylaw referral form should have a cover page that clearly states expectations regarding uptake;
- Improved public communications materials are needed;
- It is important to communicate the Housing Action Program Task Force survey results to the community;
- A trustee suggested to communicate a decision tree on next steps such as water and septic capacity and whether the property is within a Development Permit Area;
- Support was expressed for an Open House format for the community information meeting;
- Support was expressed to include members of the Housing Action Program Task Force in development of the communication materials and the engagement plan.

SS-2023-32

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee rescinds second reading of Bylaw No. 530, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022".

CARRIED

SS-2023-33

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend proposed Bylaw No. 530, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022," as follows:

- Section 2.6 Remove Secondary Suites as permitted under RW1 and RW2;
- Add "Despite section 4.3, no accessory dwelling unit shall be constructed within 4.5 metres of any interior side lot line";
- Add "The driveway access to the accessory dwelling unit must be shared with access to the principal residence, unless access to the accessory dwelling unit can be provided from a rear lane."

DEFEATED

SS-2023-34

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend proposed Bylaw No. 530, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022," as follows:

- Add "Despite section 4.3, no accessory dwelling unit shall be constructed within 4.5 metres of any interior side lot line";
- Add "The driveway access to the accessory dwelling unit must be shared with access to the principal residence, unless access to the accessory dwelling unit can be provided from a rear lane."

CARRIED

SS-2023-35

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee read Proposed Bylaw No. 530, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022," as amended a second time.

CARRIED

SS-2023-36

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Checklist attached to the April 13, 2023 report, and determined that Proposed Bylaw No. 530, as amended cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022," is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2023-37

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee acknowledge it is the anticipation of the LTC that the uptake of available lots resulting from Adoption of Bylaw 530 would be less

than 10% and direct staff to monitor and report back to the LTC two years following adoption of Bylaw 530, and that this direction be added to the Follow Up Action List.

CARRIED

SS-2023-38

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to refer Salt Spring Island Local Trust Committee Bylaw No. 530, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022." as amended.

CARRIED

SS-2023-39

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to develop and execute an engagement plan and communication materials for Proposed Bylaw No. 530 in cooperation with a sub quorum of the Housing Action Program Task Force and a Trustee.

CARRIED

SS-2023-40

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee appoint Trustee Patrick to work with staff and a sub-quorum of the Housing Action Program Task Force on the communication and engagement plan for Proposed Bylaw 530.

CARRIED

14.2 Ganges Village Planning

Planner Garbo presented a staff report dated April 5, 2023 regarding Ganges (Shiya'hwt /SYOWT) Village Planning and next steps to complete the project. RPM Hutton advised the LTC has an opportunity to complete a Ganges Village Plan that focuses on growth planning. Ganges Planning is a critical part of the OCP project and noted the importance for integrated work with service partners such as the CRD and NSSWD.

In discussion the following items were noted:

- A Trustee expressed support to envision what does density look like in Ganges and to define the boundaries of the Ganges Village Area Plan;
- A Trustee suggested an option to set an urban containment zone such as the Friday Harbour urban containment zone for the San Juan Islands;
- A Trustee expressed support for visioning/planning, and services such as water and sewer to be considered together to have a plan that is achievable;
- A Trustee asked staff to provide examples of Village Area Plans. Staff will email examples of Village Area Plans to Trustees.

SS-2023-41

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee defer File No. 6500 Ganges Village Planning staff report to the next meeting.

The meeting recessed at 2:40 p.m. for a break and reconvened at 2:50 p.m.

14.3 Channel Ridge Communications Tower

RPM Hutton reported Islands Trust filed an Impasse with Innovation, Science and Economic Development (ISED) regarding the rescindment of the siting concurrence decision and no response has been received to date. A Trustee asked for more information regarding the funding for First Nations Protocol Agreements and whether Salt Spring Island can be a priority for funding allocation.

SS-2023-42

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff forward Resolution SS-2023-014 regarding First Nations Interim Protocol Agreements to Executive Committee.

CARRIED

15. NEW BUSINESS

15.1 Housing Accelerator Fund

Trustee Patrick spoke to the Federal Housing Accelerator Fund.

SS-2023-43

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to look into options to apply for the Federal Housing Accelerator Fund with other island partner organizations.

CARRIED

16. REPORTS

16.1 Policy and Standing Resolutions List

The report was received.

16.2 Active Projects Report dated April 2023

The report was received.

16.3 Future Projects Report dated April 2023

The report was received.

16.4 Applications with Status Report dated April 2023

The report was received.

16.5 Expense Report dated February 2023

The report was received.

16.6 Islands Trust Conservancy Board Report - None

16.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report - None

Item 17 - Closed Meeting was considered following item 10.2 - Bylaw Enforcement Report.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2023-44

At 10:57 a.m., It was MOVED and SECONDED that the Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section 90 (1) (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and that staff be invited to remain.

CARRIED

17.2 Motion to Open the Meeting

SS-2023-45

At 11:32 a.m., **It was MOVED and SECONDED** that the Salt Spring Island Local Trust Committee re-open this meeting to the public subject to Section 89 of the Community Charter.

CARRIED

17.3 Rise and Report - None

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on May 18, 2023 at the SD64 Learning Hub, 122 Rainbow Road. Please see the meeting calendar on the Islands Trust website at www.islandstrust.bc.ca for current meeting information and location.

19. ADJOURNMENT

By general consent the meeting adjourned at 3:10 p.m.

Timothy Peterson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder