



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

- Date:** Thursday, April 11, 2024
- Location:** Meaden Hall
120 Blain 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)
Jason Youmans, Island Planner
Warren Dingman, Bylaw Compliance and Enforcement Manager (BCEM)
Morgana van Niekerk, Communications Specialist (Zoom)
Chris Buchan, Island Planner (Zoom)
Bruce Belcher, Planner 1
Rob Pingle, Legislative Clerk
Sarah Shugar, Recorder
- Others Present:** Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Earl Rook, Capital Regional District (CRD) Salt Spring Island Local Community Commission (LCC) Chair
Approximately 10 members of the public

These minutes follow the order of the agenda although the sequence may have varied. The electronic meeting was live streamed and recorded.

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 territory.

2. APPROVAL OF AGENDA

By general consent, the agenda was adopted.

3. TOWN HALL AND QUESTIONS

There were no speakers in the town hall portion of the meeting.

4. DELEGATIONS

4.1 Robyn Kelln - Regarding the use of a building on common property at 265 Furness Road

Robyn Kelln presented a delegation regarding residential use of a log house on common property at 265 Furness Road. Mr. Kelln requested the LTC to instruct staff to interpret the covenant to mean that the log house can be used as a dwelling. BCEM Dingman reported the covenant may permit the structure to be used as a dwelling although the Land Use Bylaw does not, and recommended the LTC to review the legal opinions prior to taking action.

SS-2024-027

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to prepare a staff report on 265 Furness Road and report back to the Trustees.

CARRIED

5. TRUSTEE REPORTS

Trustee Patrick presented the following report:

- Spoke to a Driftwood newspaper article entitled “Recording limits eyed” regarding a minor discussion at the Lasqueti Island LTC;
- Bowen Island received \$1.6 Million Federal Housing Accelerator Funding and Bowen Island is included in the new legislation to allow secondary suites and accessory dwelling units in every single-family dwelling. On Salt Spring Island, we must take action to expand housing options, tear down barriers and stumbling blocks while at the same time review the OCP to look at sustainable development, to balance density increases with the tangible limits of the ecosystems and social fabric of the communities;
- Requested CRD Director Holman and CRD LCC Chair Rook and the LTC to work cooperatively on the OCP/LUB update project and noted the upcoming CRD stakeholders meeting on housing;
- Requested CRD Director Holman and CRD LCC Chair Rook and the LTC to work cooperatively on Short-Term Vacation Rentals (STVRs) and home-based bed and breakfasts that would include working collaboratively with the CRD Community Economic Development Commission, the Salt Spring Accommodation group, the Southern Gulf Island Tourism Partnership and the Salt Spring Island Chamber of Commerce;
- Attended a Southern Gulf Island Forum meeting regarding issues of mutual interest including housing and marine matters and Parks Canada presented an update regarding a proposed National Marine Conservation Area Reserve in the Salish Sea;
- Attended Trust Council’s quarterly meeting in Nanaimo;
- Attended a meeting with a representative of the Salt Spring Accommodation Group;
- Attended the monthly Salish Sea Network Trail meeting;
- Attended a Reconciliation Learning Group gathering regarding a pilot project to address the erasure of indigenous history from Burnaby;
- Participated with the Salt Spring Island Farmland Trust working group regarding a grant for emergency preparedness and food security;

- Attended a CRD LCC meeting to support Islands Trust staff presentation on the LTC OCP/LUB Update project;
- Met with LCC Chair Rook regarding coordination opportunities;
- Attended CAO Hiring Committee meetings;
- Visited the Village, a temporary supportive housing site in Duncan;
- Reported that the Salt Spring Island Watershed Protection Alliance (SSIWPA) has shifted to an inter-agency staff to staff model and noted the LTC will continue the role of coordinating the work until there is a replacement.

6. CHAIR'S REPORT

Chair Peterson presented the following report:

- Attended March Trust Council meetings in Nanaimo;
- Attended meetings with the CAO Hiring Committee and noted the Request for Proposals (RFP) for an executive firm to search for a Chief Administrative Officer is in process;
- The Province has read Bill 16, 2024 – the Housing Statutes Amendment Act, 2024 and Chair Peterson is expecting an update regarding the applicability to the Islands Trust Area;
- Trustee Patrick will attend the 2024 Association of Vancouver Island and Coastal Communities (AVICC) Convention April 12 to 14, 2024 in Victoria;
- Planning to attend a CRD stakeholders meeting regarding a collaborative approach on marine issues;
- Planning to attend a meeting on April 29, 2024 with the Ministry of Transportation and Infrastructure (MOTI) regarding establishment of a task force to address transportation issues.

7. CRD DIRECTOR'S REPORT

CRD SSI Local Community Commission (LCC) Chair Earl Rook presented the following report:

- The CRD Ganges Harbourwalk Steering Committee has been reconstituted and regular meetings are scheduled;
- The CRD Merchant Mews Pathway has received funding and construction is set to begin;
- The CRD is hosting a stakeholders workshop regarding marine and harbour management;
- The LCC has scheduled a stakeholders meeting on May 22, 2024 regarding the LCC's role in the provision of much needed housing on Salt Spring Island;
- The LCC is scheduling a meeting with the LTC on issues of common interest and the meeting is planned for mid-June 2024.

CRD SSI Electoral Area Director Gary Holman presented the following report:

- The CRD has requested inclusion in the Speculation and Vacancy Tax and it would be helpful if the LTC would support inclusion in the Speculation and Vacancy Tax as well;
- Bill 35 – Short Term Rentals Accommodations Act, 2023 will require STVRs to have registration number and expressed support to see how the process rolls out prior to a CRD business license program for STVRs;
- Currently there are nine properties on Salt Spring Island zoned for multi-unit housing development that could provide approximately 50 units of market housing;
- Planning to attend a CRD stakeholders workshop regarding marine and harbour management and noted it will be important to have support from senior levels of government;

- The North Salt Spring Waterworks District (NSSWD) Annual General Meeting will be held on May 2, 2024 and noted NSSWD received \$10 Million provincial funding to raise the weir on St. Mary Lake that could have significant implications on the NSSWD water moratorium and lifting of the moratorium would have significant impacts on housing in NSSWD service area;
- Attended a SSIWPA meeting although there was no consensus on the way forward. CRD Director Holman expressed disappointment that the LTC dropped coordination of SSIWPA and spoke to water as an inter-agency issue.

8. PREVIOUS MEETINGS

8.1.1 Draft Minutes of the February 27, 2024 Special Meeting - For Adoption

By general consent, the minutes of February 27, 2024 Salt Spring Island Local Trust Committee Special meeting were adopted.

SS-2024-028

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee recommend to the Regional Planning Committee that it include quantifying housing to support agriculture within the Housing Needs Assessments.

CARRIED

8.1.2 Draft Minutes of the March 7, 2024 Regular Meeting - For Adoption

The following items were presented for consideration:

- Item 8.1.2 7 - Trustee Reports - Replace “Regional Planning Committee advanced a Project Charter to Executive Committee regarding resolving bylaw enforcement matters efficiently and with minimal conflict by reviewing and amending Islands Trust bylaw enforcement policies and procedures to be administratively fair, reasonable and transparent with the aim of restoring public confidence” with “Regional Planning Committee advanced a Project Charter to Trust Council regarding resolving bylaw enforcement matters efficiently and with minimal conflict by reviewing and amending Islands Trust bylaw enforcement policies and procedures to be administratively fair, reasonable and transparent with the aim of restoring public confidence”;
- Item 14.1 - OCP-LUB Project Terms of Reference - Replace “A Trustee expressed support for a suitable land analysis;” with “A Trustee expressed support for a suitable land analysis that is customized to Salt Spring Island and developed in a transparent and engaged manor”;
- Item 14.3 - Proposed Bylaw No. 537 - Replace “ Trustee Patrick reported she sent a letter to Tsawout First Nation to congratulate Chief Pelkey and attended a meeting where there was a suggestion to host a feast with all thirteen First Nations that have interests in the Local Trust Area.” with “Trustee Patrick reported she sent a letter as an individual Trustee to Tsawout First Nation to congratulate Chief Pelkey and attended a meeting where there was a suggestion to host a feast with all thirteen First Nations that have interests in the Local Trust Area.”;

- Item 14.3 - Proposed Bylaw No. 537 - Replace “RPM Hutton reported the LTC received \$150,000 grant for First Nations relationship building;” with “RPM Hutton reported the Islands Trust received \$150,000 grant for First Nations relationship building”.

By general consent, the minutes of March 7, 2024 Salt Spring Island Local Trust Committee Regular meeting were adopted as amended.

8.2 Resolutions Without Meeting Report – None

8.3 Draft Minutes of the Advisory Planning Commissions - None

9. CORRESPONDENCE

9.1 Federal Court - Dated 9 March 2024 - Regarding Federal Court Decision, File T-1107-23

The correspondence item was received.

9.2 Capital Regional District - Dated 14 March 2024 - Regarding Abandoned Boats Workshop

The correspondence item was received.

9.3 G. Stevens - Dated 19 March 2024 - Regarding Ganges Harbour

The correspondence item was received.

9.4 Ministry of Housing - Dated 20 March 2024 - Regarding Short-Term Rental Accommodations Act

A Trustee noted the Province has advised that LTC’s cannot select specific islands within a Local Trust Area to opt-in to the Short-Term Rental Accommodations Act (STRAA) and that the STRAA would apply to all properties within the LTA including Associated Islands and that would include Piers Island. A Trustee noted there are potential options such as a LTA boundary adjustment to align with the CRD Electoral Area boundary. RPM Hutton advised staff could provide an analysis prior to the next Trust Council.

SS-2024-029

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to provide options to exercise the LTC’s authorities regarding correspondence item 9.4 Ministry of Housing - Dated March 20, 2024 - regarding the Short-Term Rental Accommodations Act and potential future legislation.

CARRIED

The correspondence item was received.

9.5 MP Elizabeth May - Dated 26 March 2024 - Regarding Marine Matters Joint Letter

The correspondence item was received.

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-Up Action List dated April 2024

RPM Hutton reported staff met with the Tsawout First Nations Lands Manager and a meeting is scheduled with Tsawout First Nation Leadership and a Memorandum of Understanding (MOU) could follow that meeting.

In discussion, the following items were noted:

- A Trustee noted in February 2023, the LTC passed a resolution for staff to explore options to enter into interim protocols for meaningful and respectful engagement between the LTC and W̱SÁNEĆ Leadership Council and Cowichan Nation;
- A Trustee expressed concern regarding seeking an MOU with only the Tsawout First Nation;
- A Trustee expressed concern that Tsawout First Nation was opposed to draft Bylaws 530 and 537 during a housing crisis;
- A Trustee expressed support for meetings with First Nation's to be held in public;
- A Trustee expressed support to develop MOU's with 13 First Nation's in the SSI Local Trust Area and this opportunity with Tsawout First Nation has come forward and opportunities to move forward with additional First Nations will be ahead;
- Trustee Harris requested his opposition be recorded to include the reason that he does not want to exclude other First Nations.

SS-2024-030

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to work with Tsawout First Nation staff to develop a Memorandum of Understanding and report back to the LTC.

CARRIED
Trustee Harris OPPOSED

The report was received.

10.2 Salt Spring Island Local Trust Committee Special Meeting Schedule

Legislative Clerk Pingle presented a staff report regarding the Salt Spring Island Local Trust Committee Special Meeting Schedule.

SS-2024-031

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to schedule an electronic Special Meeting at 5:00 pm on Thursday May 30, 2024.

CARRIED

10.3 Standing Resolution SS-2019-153 regarding Short Term Vacation Rentals

BCEM Dingman presented a staff report regarding enforcement on Short-Term Vacation Rentals and the option to proceed only on receipt of a written complaint.

In discussion the following items were noted:

- A Trustee noted Bill 35 would expand the scope of what can be rented out and the LTC will need to work together with the CRD and the Salt Spring Accommodations Group. The LTC does not have another option to opt in to the Short-Term Rental Accommodations Act (STRAA) until March 2025 and the time could be used to bring definitions and regulations standards up to date;
- A Trustee noted there will be opportunities to modernize short-term vacation rentals and home based bed and breakfast management within the OCP and LUB Update project.

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee rescind Standing Resolution SS-2019-153.

SS-2024-032

It was MOVED and SECONDED,

To amend the motion as follows: add to the end of the motion “and that staff report back on further considerations regarding proactive management of Short Term Vacation Rental’s by March 1, 2025.”

CARRIED

Trustee Harris OPPOSED

Chair Peterson called the question on the amended motion.

SS-2024-033

That the Salt Spring Island Local Trust Committee rescind Standing Resolution SS-2019-153 and that staff report back on further considerations regarding proactive management of Short Term Vacation Rental’s by March 1, 2025.

CARRIED

11. COMMUNITY INFORMATION MEETING - None

12. PUBLIC HEARING – None

The meeting recessed at 11:08 a.m. for a lunch break and reconvened at 12:00 p.m.

13. APPLICATIONS AND REFERRALS

13.1 SS-TUP-2023.2 - R. Blaney - 805 Vesuvius Bay Road, SSI - Staff Report

Planner Buchan presented a staff report regarding a temporary use permit (TUP) for the operation of five commercial guest accommodation units in the form of individual yurt structures elevated on a wooden platform.

Applicant Robert Blaney and property owner Travis Heide spoke to the application.

In discussion the following items were noted:

- A Trustee noted it is a commercial oriented property considering BC Ferries Vesuvius Terminal upgrades, the location, transit etc. The applicant spoke to commercial zoning in the Vesuvius ferry neighbourhood;
- A Trustee asked if rezoning to Commercial could be expedited. RPM Hutton advised applications are considered in the order they are received;
- There was a question regarding bylaw enforcement. BCEM Dingman reported a bylaw adjudication hearing is scheduled although if the property owner signs a bylaw compliance agreement and submits a development permit application, the adjudication hearing would be cancelled.

SS-2024-034

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend Temporary Use Permit SS-TUP-2023.2 (805 Vesuvius Bay Road) as follows:

- Remove Section 4.2.3. "Prior to the use commencing, the operator must remove the unauthorized structure within the setback area, identified within Schedule 1"; and
- Section 4 Replace "This Permit is valid for a period of 60 days from the date of issuance" with "This Permit is valid for a period of 2 years from the date of issuance."

CARRIED

SS-2024-035

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit SS-TUP-2023.2 (805 Vesuvius Bay Road) as amended for five Commercial Guest Accommodation Units for a period of two years from the date of issuance.

CARRIED

13.2 SS-DVP-2023.16 - A. Maten - 131 Northern Way, SSI - Staff Report

Planner Belcher presented a staff report regarding a development variance permit for the siting of a proposed single family dwelling in the interior side lot line setback.

Applicant Alan Maten was present and spoke to the application.

A Trustee noted the proposed permit is for a seasonal cottage and asked if the property is permitted to have a main dwelling. Planner Belcher reported the property is permitted to have a main dwelling.

SS-2024-036

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit application SS-DVP-2023.16 (131 Northern Way).

CARRIED

13.3 SS-DVP-2024.4 - E. MacDonald - 541 Anna's Drive, SSI - Staff Report

Planner Belcher presented a staff report regarding a development variance permit to vary the maximum height permitted for a structure.

Applicant Everest MacDonald was present and spoke to the application.

SS-2024-037

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit application SS-DVP-2024.4 (541 Anna's Drive).

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Official Community Plan - Land Use Bylaw Update Project

Planner Youmans presented Appendix 1 - Terms of Reference for the OCP-LUB Update project. A Trustee noted the LTC wants to ensure all voices on SSI feel included in the OCP-LUB Update project. A Trustee expressed concerns that the project timeline is too long.

The meeting recessed at 1:15 p.m. and reconvened at 1:18 p.m.

SS-2024-038

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend the Salt Spring Island OCP-LUB Update Project Terms of Reference as follows:

- Section D. Use Islands Trust Housing Project Toolkit - Add "The data and mapping inputs into the Suitable Land Analysis will be customized to Salt Spring Island and developed in a transparent and engaged manner." following "In particular, this project will use the Suitable Land Analysis that has been developed as part of the Toolkit to identify areas of the island that are more, or less, suitable for residential development.";
- Project Communications Section - Add "the project goals, to the first sub bullet so that it reads "the project goals, boundaries or scope...";
- Community Engagement Section last sentence replace "Engagement with First Nations and Indigenous Island residents will be considered in a separate First Nations engagement approach." with "Engagement with First Nations and Indigenous Island residents will be considered in a separate but linked First Nations engagement approach.";
- Subject-Area Consultant-Led Working Groups - add "short term rentals working group" and "other working groups, as needed".

CARRIED

Trustee Harris OPPOSED

Planner Youmans presented Appendix 2 - Salt Spring Island OCP-LUB Update draft Community Engagement and Communications Strategy. RPM Hutton spoke to the Trustee Roles and Responsibilities.

In discussion the following items were noted:

- A Trustee asked what equity seeking groups would be consulted. Planner Youmans advised the LTC would define the list of groups to be consulted;
- A Trustee expressed concerns that the Community Engagement and Communications Strategy process would take too long considering there is a housing crisis;
- A Trustee thanked staff and noted the importance of the draft Community Engagement and Communications Strategy.

Trustee Harris left the meeting at 1:30 p.m. and the meeting recessed at 1:35 p.m. Trustee Harris returned the meeting and the meeting reconvened at 1:42 p.m.

SS-2024-039

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend the Salt Spring Island OCP-LUB Update Draft Community Engagement and Communications Strategy as follows: Section 7 Key Messages – Add a key message that the LTC is seeking to better represent the true makeup of the island.

CARRIED

Trustee Harris OPPOSED

Planner Youmans presented Appendix 3 - OCP-LUB Advisory Planning Commission Terms of Reference. Planner Youmans is waiting to hear back from legislative services regarding a few outstanding questions.

In discussion the following items were noted:

- A Trustee expressed concern that the APC members would be appointed and not elected as there is a pattern of voting that is not democratic at the LTC level;
- A Trustee expressed support to ask the Province to release Salt Spring Island from the Islands Trust;
- A Trustee expressed concern that the APC terms of reference is not representative enough and suggested that a candidate that represents workforce housing crisis should be included;
- A Trustee expressed concern that 7 appointed members would be making decisions and suggested the Trustees should make the decisions and not have an APC for the project;
- A Trustee expressed support for the Advisory role of the APC;
- A Trustee asked whether APC members would initially be selected through the consultant and staff to avoid political influence;
- A Trustee suggested that the consultant serve as APC Chairperson. RPM Hutton recommended that it would not be appropriate for staff or a consultant to serve as Chair.

SS-2024-040

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee remove the OCP-LUB Advisory Planning Commission from the OCP-LUB Update Project.

DEFEATED

SS-2024-041

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to provide options for Chair position, composition and qualifications for the OCP-LUB Update Project Advisory Planning Commission.

CARRIED

Trustee Harris OPPOSED

Planner Youmans reported staff is working with Sue Hallett on First Nations Engagement for the OCP-LUB Update project. A Trustee expressed support for engagement with First Nations to happen early in the process. A Trustee noted it is important to include the Coast Salish People of Salt Spring Island Society.

SS-2024-042

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse the Terms of Reference for the OCP-LUB Update Project attached as Appendix 1 to the staff report of April 11, 2024 as amended.

CARRIED

Trustee Harris OPPOSED

SS-2024-043

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse the Community Engagement and Communications Strategy attached as Appendix 2 to the staff report of April 11, 2024 as amended.

CARRIED

Trustee Harris OPPOSED

SS-2024-044

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to begin preliminary outreach to First Nations with treaty and territorial interests on Salt Spring Island.

CARRIED

15. NEW BUSINESS

15.1 Salt Spring Island Annual Report Request for Decision

Communications Specialist Morgana van Niekerk presented a request for decision regarding the Salt Spring Island section of the 2023/2024 Annual Report.

SS-2024-045

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend the attached text for inclusion in the 2023/24 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs as follows:

- Replace “The Salt Spring Island Local Trust Committee (SS LTC) held 10 regular business meetings in the 2023/24 fiscal year, as well as two Community Information Meetings, and one special meeting.” with “The Salt Spring Island Local Trust Committee (SS LTC) held 10 regular business meetings in the 2023/24 fiscal year, as well as two Community Information Meetings, and four special meetings.”;
- Replace “The Salt Spring Island Local Trust Area includes more than 25 associated islands including Salt Spring, Bright, Piers, and Deadman islands.” with “The Salt Spring Island Local Trust Area includes more than 30 associated islands including Salt Spring, Prevost, Piers, and Secret islands”;
- Replace “The Salt Spring LTA is located within the treaty and traditional territory of First Nations whose people have cared for these lands and waters since time immemorial.” with “The Salt Spring LTA is located within the treaty and traditional territory of many First Nations whose people have cared for these lands and waters since time immemorial.”;
- Replace “Work for this period focused on advancing the SS LTC priorities to address the ongoing housing affordability and availability challenge.” with “This period, Salt Spring Island LTC struggled to advance its priorities to address the ongoing housing affordability and availability challenge.

CARRIED

15.2 Local Trustee Committee Chairperson Travel to Meetings

An email from Chair Peterson dated March 27, 2024 regarding travel to a Ministry of Transportation and Infrastructure meeting on April 29, 2024 and a CRD Collaboration on Marine Issues meeting on April 30, 2024. It was noted Chair Peterson would attend the meetings as a Trustee and not on behalf of the SSILTC.

SS-2024-046

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee authorize a shared portion of Trustee Peterson’s expenses to attend the April 29, 2024 Ministry of Transportation and Infrastructure meeting and the April 30, 2024 CRD meeting.

CARRIED

16. REPORTS

16.1 Policy and Standing Resolutions List

The report was presented.

16.2 Future Projects Report dated April 2024

The report was presented.

16.3 Active Projects List dated April 2024

The report was presented.

16.4 Applications with Status Report dated April 2024

The report was presented.

16.5 Expense Report

16.5.1 Report dated January 2024

The report was presented.

16.5.2 Report dated February 2024

The report was presented.

16.6 Islands Trust Conservancy Board Report - None

17. CLOSED MEETING - None

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on May 16, 2024 at 9:30 a.m. at the Salt Spring Legion, Meaden Hall, 120 Blain 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 3:07 p.m.

Timothy Peterson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder