

COUNCIL MEETING MINUTES

SEPTEMBER 25, 2023

DATE **COUNCIL CHAMBERS, CITY HALL, CITY OF WOODBURN, COUNTY OF MARION, STATE OF OREGON, SEPTEMBER 25, 2023**

CONVENED The meeting convened at 7:00 p.m. with Mayor Lonerger presiding.

ROLL CALL

Mayor Lonerger	Present
Councilor Carney	Present
Councilor Cornwell	Present
Councilor Schaub	Present
Councilor Morris	Present
Councilor Cabrales	Present
Councilor Wilk	Present

Staff Present: City Administrator Derickson, City Attorney Shields, Assistant City Administrator Row, Assistant City Attorney Granum, Police Chief Pilcher, Community Development Director Kerr, Public Works Director Stultz, Community Services Director Cuomo, Special Projects Director Wakeley, Community Relations Manager Herrera, Public Affairs and Communications Coordinator Moore, City Recorder Pierson

ANNOUNCEMENTS

Mayor Lonerger announced that he had the honor, along with Councilor Cornwell, of going up to Portland to receive on behalf of our great city, the DeMuro Award for Excellence in Preservation, Reuse, and Community Revitalization for the Bungalow Theater and Museum and acknowledged the people whose hard work went into the project.

PRESENTATIONS

Kathy Figley Fiesta Photo – Mayor Lonerger presented former Mayor Kathy Figley, who was the Fiesta Grand Marshal, a photo of her with the Fiesta Court.

Zach Reeves, CFM Advocates- Zach Reeves with CFM Advocates provided information about himself as well as CFM Advocates and how he will help advance the City's priorities in Salem. **Carney/Wilk...** authorize the City Administrator to sign a new letter of agreement with Zach Reeves with CFM Advocates. The motion passed unanimously.

Parks Master Plan- Steve Duh, Conservation Technix, Inc. provided an overview of the Parks and Recreation Master plan, the scope of the project timeline, and the community engagement process.

Serial Meetings - City Attorney Shields provided information on HB 2805 which gives the Oregon Government Ethics Commission authority to enforce Oregon's Public Meetings law.

BUSINESS FROM THE PUBLIC

Dalia Lopez, 415 Oak St., provided a letter and photos to the City Council and relayed her concerns about Settlemier Park, businesses downtown that have food products being sold outside of their business, and males who congregate on a daily basis on Hayes Street offering drugs, social security cards, etc. to community members.

COUNCIL MEETING MINUTES

SEPTEMBER 25, 2023

CONSENT AGENDA

- A. Woodburn City Council minutes of September 11, 2023,
- B. Redflex Report,
- C. Monthly Financial Report.

Carney/Schaub... approve the consent agenda. The motion passed unanimously.

PUBLIC HEARING - COMMUNITY DEVELOPMENT BLOCK GRANT COVID-19 (CDBG-CV1) PROJECT CLOSEOUT FOR AWARE FOOD BANK RECONSTRUCTION PROJECT

Mayor Lonergan declared the hearing open at 8:20 p.m. for the purpose of hearing public input on the Community Development Block Grant COVID-19 (CDBG-CV1) project closeout for AWARE Food Bank Reconstruction project. Special Projects Director Wakely provided a staff report. Mayor Lonergan asked if any member of the public wished to speak in support of the Community Development Block Grant COVID-19 (CDBG-CV1) project closeout for AWARE Food Bank Reconstruction project. Ian Dixon McDonald, Vice President of Programs at Marion Polk Food Share, expressed his gratitude to the City for their incredible support on this project. Mayor Lonergan asked if any member of the public wished to speak in opposition to the Community Development Block Grant COVID-19 (CDBG-CV1) project closeout for AWARE Food Bank Reconstruction project. No members of the public wished to speak in opposition. Mayor Lonergan closed the hearing at 8:25 p.m.

COUNCIL BILL NO. 3231 – JURISDICTION TRANSFER OF BUTTEVILLE RD. RIGHT-OF-WAY (ROW) FROM MARION COUNTY TO THE CITY

Carney introduced Council Bill No. 3231. City Recorder Pierson read the bill by title only since there were no objections from Council. Community Development Director Kerr provided a staff report. On roll call vote for final passage, the bill passed unanimously. Mayor Lonergan declared Council Bill No. 3231 duly passed.

ROSE CITY PHILANTHROPY, LLC., CONTRACT AWARD

Community Services Director Cuomo provided a staff report. **Carney/Cornwell...** award a consultant contract for Capital Campaign Consulting Services for the Woodburn Community Center Project to Rose City Philanthropy, LLC., in the amount of \$144,000 and authorize the City Administrator to execute the agreement. The motion passed unanimously.

STRATEGIES 360, INC., CONTRACT AWARD

Community Services Director Cuomo provided a staff report. **Carney/Wilk...** award a consultant contract for Bond Consulting Services for the Woodburn Community Center Project to Strategies 360, Inc., in the amount of \$72,000 with a contingency of \$20,000 and authorize the City Administrator to execute the agreement. The motion passed unanimously.

R & R GENERAL CONTRACTORS, INC., CONTRACT AWARD

Public Works Director Stultz provided a staff report. **Carney/Schaub...** award the construction contract for the Harvard Drive Raised Crossing Project to the lowest responsible and responsive bidder, R & R General Contractors, Inc., in the amount of \$94,995.00. Staff is requesting approval of an additional \$25,000 for this project as a contingency for potential change orders that may arise during the construction process. The motion passed unanimously.

CITY ADMINISTRATOR'S REPORT

The City Administrator reported the following:

- Government Finance Officers Association of the United States and Canada has awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Woodburn for

COUNCIL MEETING MINUTES

SEPTEMBER 25, 2023

its annual Comprehensive Financial Report for the fiscal year ending June 30, 2022.

- The Oregon Department of Transportation has awarded the City \$1.8 million for the electric bus and route expansion which will supplement the existing revenue of about \$208,000 for that project.
- The City received the Oregon Main Street Bricks and Mortar Rehabilitation Award for the Museum and Bungalow Building for preserving the building and keeping it in public use.
- The City received a \$75,000 grant for improvements to the dog park.
- Attended the Liberty House function with the Mayor and sat with Allison Kelley, the executive director. Woodburn was front and center for that meeting and people in attendance got to hear Woodburn's story and the City's efforts to expand needed social services.
- Will be attending the International City Managers Association in Austin, Texas at the end of this week representing the Oregon City Managers Association.
- The League of Oregon Cities Conference is coming up soon, the City budgets for councilors to attend and encourages their participation.

MAYOR AND COUNCIL REPORTS

Councilor Schaub congratulated staff and stated that Woodburn is one of the best cities in Oregon and she is proud to represent Woodburn at the League of Oregon Cities Conference.

Councilor Wilk concurred with Councilor Schaub and gave a shout out to the people in Woodburn that make it a great place to live.

Councilor Cornwell concurred with Councilor Schaub. She added that she has interacted with staff on parking issues on Hayes St. and that it is an issue that Council may have to look at. She stated that at the last meeting she had asked that the RSVP program be brought back and just wanted to make sure that it didn't get overlooked. She thanked Dalia for coming to speak to the Council about the issues she sees downtown and added that she shares the same concerns.

Mayor Lonergan stated that Liberty House will be expanding their operation in Woodburn. He added that he attended the employee appreciation lunch for Woodburn employees. On September 16, he was honored to represent Woodburn at the Plaza for the Hispanic, Latino, and Indigenous event.

ADJOURNMENT

Schaub/Carney... move to adjourn. The motion passed unanimously. Mayor Lonergan adjourned the meeting at 8:57 p.m.

APPROVED _____
FRANK LONERGAN, MAYOR

ATTEST _____
Heather Pierson, City Recorder
City of Woodburn, Oregon

CITY OF WOODBURN
Community Development Department

MEMORANDUM

270 Montgomery Street Woodburn, Oregon 97071

(503) 982-5246

Date: October 2, 2023
To: Chris Kerr, Community Development Director
From: Melissa Gitt, Building Official
Subject: Building Activity for September 2023

	2021		2022		2023	
	No.	Dollar Amount	No.	Dollar Amount	No.	Dollar Amount
Single-Family Residential	14	\$3,658,708	4	\$1,086,025	2	\$704,747
Multi-Family Residential	1	\$2,841,215	11	\$34,162,190	0	\$0
Assisted Living Facilities	0	\$0	0	\$0	0	\$0
Residential Adds & Alts	0	\$0	12	\$258,231	17	\$2,205,353
Industrial	0	\$0	0	\$0	0	\$0
Commercial	6	\$1,386,821	7	\$2,876,669	11	\$627,570
Signs and Fences	0	\$0	1	\$18,036	0	\$0
Manufactured Homes	0	\$0	0	\$0	0	\$0
TOTALS	21	\$7,886,744	35	\$38,401,151	30	\$3,537,670
Fiscal Year to Date (July 1 – June 30)		\$30,169,155		\$44,114,504		\$34,967,324

Totals Reflect Permit Valuation



Agenda Item

October 9, 2023

TO: Honorable Mayor and City Council through City Administrator

FROM: Chris Kerr, Community Development Director

SUBJECT: **Update to Buildable Land Inventory (BLI) and Economic Opportunities Analysis (EOA) package: Legislative Amendments to Comprehensive Plan (LA 2023-02)**

RECOMMENDATION:

Adopt the attached Resolution which will initiate the legislative amendment process for amending the Woodburn Comprehensive Plan, per Section 4.01.09.

BACKGROUND:

The Woodburn Comprehensive Plan is a “living” document that is constantly evolving and is intended to be periodically updated, including updates to the Public Facilities Plans such as Water, Sewer, Parks, Transportation, etc. The last time the Economic Elements (“chapters”) of the Woodburn Comprehensive Plan were updated was 2001. Later chapter Economic Elements were adopted in 2015, which included the City’s last UGB expansion and designation of the Urban Reserve Area (URA).

In February 2022, the City Council authorized the Community Development Director to begin the process of updating the City’s employment Buildable Land Inventory (BLI) and updating the Economic Opportunities Analysis (EOA). In January 2023, following a public procurement process, the City signed a contract with Johnson Economics, for consultant assistance related to drafting updates to the BLI and EOA, along with proposed updates to the Economic Goals and Policies, last updated in 2001. The consultant also held four (4) Technical Advisory Group (TAG) meetings, comprised of representatives from the Dept of Land Conservation and Development (DLCD), Marion County, city staff, business owners, and representatives of the Planning Commission and City Council. Following those meetings, the TAG has recommended advancing the draft documents for local adoption.

As outlined in Section 4.01.09 of the WDO, the first step in the process to amend or modify the Comprehensive Plan is for the Council to consider and approve a

Resolution initiating the legislative amendment process. Procedurally, the next step would be for staff to assign a file number, initiate all local and state notification requirements, and schedule public hearings before both the Planning Commission and City Council.

DISCUSSION:

Generally, the proposed draft amendments to the Woodburn Comprehensive Plan, if adopted by the City Council, would include:

- 2023 Buildable Land Inventory, including updated population projections from Portland State University, as mandated by the Oregon Legislature under ORS 195.033.
- 2023 Economic Opportunities Analysis, including our 20-year planning employment/job projections, and findings and data to support any recommendations related to future land needs and the Urban Reserve Area (URA), and
- 2023 updates to the Economic Elements ("chapter") of the Comprehensive Plan, including the Commercial and Industrial Goals and Policies.

FINANCIAL IMPACT:

This decision is not anticipated to have any direct financial impact, beyond staff time for conducting the hearings and publication notification requirements as outlined in the WDO.

COUNCIL BILL NO. 3232

RESOLUTION NO. 2221

A RESOLUTION INITIATING CONSIDERATION OF LEGISLATIVE AMENDMENTS TO ADOPT UPDATED BUILDABLE LAND INVENTORY (BLI) AND ECONOMIC OPPORTUNITIES ANALYSIS (EOA) AND AMEND THE WOODBURN COMPREHENSIVE PLAN

WHEREAS, Oregon Revised Statutes 197.629 (schedule for periodic review), Oregon Administrative Rules 660-009 (economic development) and 660-024-0040 (land need), and Oregon's Statewide Planning Goals require communities to periodically review, prepare, and amend their comprehensive plans and update their future population and land needs to meet statewide planning goals, and

WHEREAS, the City hired a consultant to assist with the analysis required to assess the City's available employment land and future employment land needs, including data and findings to support any amendments to the Comprehensive Plan, and

WHEREAS, the BLI and EOA Technical Advisory Group has reviewed and recommended draft documentation to advance to public hearings and City Council adoption, and

WHEREAS, Section 4.01.09A. of the WDO requires the City Council to initiate the consideration of any potential legislative amendments to the WDO or Comprehensive Plan by resolution; **NOW, THEREFORE**,

THE CITY OF WOODBURN RESOLVES AS FOLLOWS:

Section 1. Pursuant to Section 4.01.09A. of the WDO, the City Council initiates legislative amendments to the Woodburn Comprehensive Plan for the purpose of updating the City's Buildable Land Inventory related to employment lands and updating the Economic Opportunities Analysis.

Approved as to form: _____
City Attorney Date

Approved: _____
Frank Lonergan, Mayor

Passed by the Council _____
Submitted to the Mayor _____

Approved by the Mayor

Filed in the Office of the Recorder

ATTEST: _____
Heather Pierson, City Recorder
City of Woodburn, Oregon



Agenda Item

October 9, 2023

TO: Honorable Mayor and City Council
FROM: Jim Row, Assistant City Administrator
SUBJECT: **Community Center Citizen Advisory Committee**

RECOMMENDATION:

Adopt the attached resolution establishing a Community Center Citizens Advisory Committee (CAC); specifying objectives; and providing membership composition.

BACKGROUND:

During their September 25, 2023, meeting, the City Council awarded contracts for a community center bond measure elections consultant and a capital campaign (fundraising) consultant. Consistent with the project approach that was approved by the City Council on June 26, 2023, a resolution establishing a Community Center Advisory Committee is presented for the City Council's consideration.

The CAC, as established by the enclosed resolution, will assist the City by reviewing the election and fundraising strategy and providing feedback to staff, the consultant team, and the City Council.

DISCUSSION:

As provided by the enclosed resolution, the CAC will be established with a membership structure comprised of up to twenty-four (24) community members including the following:

- ✓ Every City Councilor, including the Mayor
- ✓ The chair of the Woodburn Recreation & Park Board

The purpose of the committee will be to assist the City by reviewing the election and fundraising strategy and providing feedback to staff, the consultant team and the City Council, in order to ensure that:

Agenda Item Review: City Administrator ___x___ City Attorney ___x___ Finance ___x___

- A. The bond measure strategy resonates with voters, addresses their concerns, and is designed to secure the necessary support required to pass the measure
- B. Public opinion research is conducted in order to determine which version of the community center project should be placed on the ballot
- C. Bond measure election messaging is effectively delivered to prospective voters through comprehensive public engagement activities
- D. A fund development strategy is developed that will assist in securing private funding to add value to the project and partially offset the amount of the required bond measure
- E. Donor engagement and recognition plans are developed and implemented

Oregon law prohibits the use of public funds or public employee work time to support or oppose any candidate, petition, recall or measure that appears on an election ballot. Appointed members of advisory committees are subject to this restriction. Therefore, in order to prevent inadvertent violations of election law from occurring, the CAC will dissolve on August 1, 2024, prior to the filing of bond measure language with the Marion County Elections Official.

Nothing will prohibit members or former members of the CAC from forming a political action committee or otherwise supporting or opposing a potential community center bond measure. However, the City will not support or be involved in these activities in any manner.

FINANCIAL IMPACT:

There is no direct financial impact from this item.

COUNCIL BILL NO. 3233

RESOLUTION NO. 2222

A RESOLUTION ESTABLISHING A COMMUNITY CENTER CITIZENS ADVISORY COMMITTEE; SPECIFYING OBJECTIVES; AND PROVIDING MEMBERSHIP COMPOSITION

WHEREAS, during the 2017 Regular Session, the Oregon Legislature authorized the award of a \$1,000,000 Lottery Bond Grant to the City for the community center project; and

WHEREAS, the Woodburn City Council utilized this funding to develop preliminary architectural and engineering designs for the community center project between 2019-2020; and

WHEREAS, a City Council appointed Community Center Advisory Committee ("the CAC") guided the development of the preliminary architectural and engineering designs; and

WHEREAS, the resolution establishing the original CAC included a provision that dissolved the committee, effective August 1, 2020; and

WHEREAS, the Oregon State Legislature awarded the City a \$15 million Lottery Bond Grant during the 2021 Legislative Session; and

WHEREAS, the City Council intends to refer a general obligation bond measure to the voters in November 2024 for purposes of financing the construction of a new Community Center project; and

WHEREAS, the Woodburn City Council has determined that the re-establishment of the CAC will benefit the community center bond measure election and fund development process by providing for transparency and continued public input; and

WHEREAS, the CAC will make recommendations to the City Council regarding a City-wide bond measure to finance the construction of a new Community Center; and

WHEREAS, the CAC will also work with a capital campaign consultant to raise funds for the community center project through grants and private contributions; and

WHEREAS, to ensure compliance with Oregon elections Law, the CAC shall be dissolved prior to filing bond measure ballot language with the Marion County Elections Official;

WHEREAS, the Woodburn City Charter provides the Mayor with the ability to appoint volunteer committee and commissioner positions with the consent of the City Council; and

WHEREAS, the Woodburn City Charter further provides that the City Administrator is the administrative head of the City responsible for overseeing the day to day operations of the City departments, services, programs and community outreach efforts and takes advice from various committees and groups; **NOW, THEREFORE**,

THE CITY OF WOODBURN RESOLVES AS FOLLOWS:

Section 1. Establishment. The CAC is hereby established to assist the City in preparing for a general obligation bond measure election and to secure grants and private contributions for the community center project.

Section 2. Objectives. In its efforts to assist the City with the community center project, the CAC will review the election and fundraising strategy and provide feedback to staff, the consultant team and the City Council, in order to ensure that:

- A. The ballot measure to be referred in November 2024 resonates with voters, addresses their concerns, and is designed to secure the necessary support required to pass the measure;
- B. Public opinion research is conducted in order to determine which version of the community center project should be placed on the ballot;
- C. Ballot measure election messaging is effectively delivered to prospective voters through comprehensive public engagement activities;
- D. A fund development strategy is developed that will assist in securing private funding to add value to the project and partially offset the amount of the required bond measure; and

- E. Donor engagement and recognition plans are developed and implemented.

Section 3. Termination. In order to ensure compliance with Oregon Elections Laws, the CAC will dissolve effective August 1, 2024. This will ensure that the committee no longer exists at the point that bond measure language is filed with the Marion County Elections Official.

Section 4. Authority. The CAC is an advisory committee and shall have no authority over the City's final decisions related to the design of the community center. Recommendations, suggestions, or ideas of the CAC shall be strictly advisory and non-binding.

Section 5. Representation. Neither the CAC, nor individual appointed members of the CAC, are authorized to represent the City of Woodburn in any official capacity without obtaining the written permission of the City Council or the City Administrator.

Section 6. Appointments. Members of the CAC shall be appointed by the Mayor, with the consent of the City Council, for a term that expires upon the termination of the committee on August 1, 2024. Members interested in serving on the CAC shall submit a completed *Application for Commission/Committee/Board Member Form* to the City Administrator's Office.

Section 7. Membership. The CAC will consist of up to twenty-four (24) community members, including the following:

- A. Every member of the Woodburn City Council, including the Mayor;
and
- B. The chair of the Woodburn Recreation & Park Board.

Section 8. Chair. At the first meeting of the CAC, the appointed membership will nominate and select a Chair for a duration deemed appropriate. The Chair will preside over meetings, facilitate discussion and assist in formulating recommendations to City staff, the design team, the City Council or the City Administrator. City employees are not eligible to serve as Chair.

Section 9. Meeting Notices, Agendas & Minutes. The City Administrator through the City Recorder is responsible for developing and providing meeting notices, agendas and meeting minutes.

Section 10. Meeting Schedule. Meetings may be scheduled monthly, or as otherwise deemed appropriate by the CAC's Chair or City Administrator at a time and date deemed appropriate by the CAC. Meeting locations will be determined by the City Administrator's Office.

Section 11. Quorum. Because the CAC is advisory in nature, no quorum shall be required for the CAC to meet, discuss or provide advice or recommendations to the City Council or the City Administrator.

Approved as to form: _____
City Attorney Date

Approved: _____
Frank Lonergan, Mayor

Passed by the Council _____

Submitted to the Mayor _____

Approved by the Mayor _____

Filed in the Office of the Recorder _____

ATTEST: _____
Heather Pierson, City Recorder
City of Woodburn, Oregon



Agenda Item

October 4, 2023

TO: City Council
FROM: Frank Lonergan, Mayor
SUBJECT: **Committee Appointments**

The following appointments are made, subject to the approval of the Council. Please forward any adverse comments to me prior to the Council meeting on Monday, October 9, 2023. No reply is required if you approve of my decision.

Community Center Citizens Advisory Committee

Frank Lonergan (Mayor)
Debbie Cabrales (City Councilor)
MaryBeth Cornwell (City Councilor)
Sharon Schaub (City Councilor)
Mark Wilk (City Councilor)
Eric Morris (City Councilor)
Rob Carney (City Councilor)
David Piper (Chair, Woodburn Recreation & Park Board)
Kathy Figley
Bernadette Krewson
Brianna Spencer
Michael Nelson
Carisa Rangel Gottuso
Juan Bravo
Wendy Veliz
Dylan Wells
John Zobrist

Anthony Veliz

Teresa Alonso Leon

Bruce Thomas

October 9, 2023

TO: Honorable Mayor and City Council through City Administrator
FROM: Jesse Cuomo, Community Services Director
SUBJECT: **Park Entry Signage Logo Approval**

RECOMMENDATION:

Select and approve a park entry signage logo for the park signage update project from the provided options attached.

BACKGROUND:

Due to current signage being outdated and the need for frequent maintenance, new park entry signage was approved as part of the 2023-24 fiscal year budget. New signs will not replace those that are the live edge Black Walnut Signs such as Legion Park. New signs will be made of acrylic material and metal posts to increase durability and ease of maintenance.

This project includes the replacement of 11 current park signs and the installation of 7 new park signs of varying sizes and styles.

Replacement Signs:

- Burlingham Park (1)
- Mill Creek Greenway (7)
- Nelson Park (1)
- Senior Estates Park (2)

New Signs:

- Heritage Park (1)
- Hermanson Pond (1)
- Frank Scheer Locomotive Park (1)
- Killian's Well Park (2)
- Madame Dorion Trail (2)
- Hazel Smith Plaza (1)

During the September 12, 2023, Recreation and Parks Board meeting the board selected the design option of the new park entry signage in this meeting it was recommended by the board to update the park logo on current signage to consistently correlate with the current City Logo's text.

DISCUSSION:

Following the direction of the Recreation and Parks Board staff worked with Ironhorse Interpretive to create concepts that best fit recommendations provided by the Board. On October 3rd, 2023, the Recreation and Parks Board met and made a recommendation of option C (examples provided in attachment) for the Woodburn City Council's consideration for the park entry sign logo, it is important to note that the Board did not have a quorum at this meeting, but the three members in attendance (David Piper, Kasi Pankey and Justin May) unanimously selected option C.

FINANCIAL IMPACT:

This project funding was approved as part of the 2023-24 fiscal year budget in the amount of \$65,000.

ATTACHMENTS:

- Park Sign Logo Samples and Renderings

Park Sign Logo Samples and Renderings



Park Sign Logo Samples and Renderings





Agenda Item

October 9, 2023

To: Honorable Mayor and City Council through City Administrator

From: Chris Kerr, Community Development Director *CK*

Subject: **Council Briefing of Planning Commission approval of a Modification of Conditions application for the Fleet Sales West Shop Building project at 2175 N. Pacific Hwy (MOC 23-02)**

RECOMMENDATION:

Staff recommends no action and briefs the Council on this item pursuant to Woodburn Development Ordinance (WDO) Section [4.02.02](#). The Council may call up this item for review if desired and, by majority vote, initiate a review of this decision.

BACKGROUND:

The subject property is 2175 N. Pacific Hwy, a 5.57-acre property in the Commercial General (CG) zoning district that is developed with an industrial manufacturing building and occupied by Fleet Sales West. The company manufactures and sells fleet vehicles (tow trucks, auto loader wreckers, flatbed carriers) to other businesses.

On April 13, 2023, the Planning Commission approved an application package to construct a 7,200 square foot shop building on the property to increase the company's manufacturing output capacity (DR 22-24 & VAR 22-13). As part of this approval, the Commission applied a condition of approval to have the applicant meet the standard WDO requirement for aboveground power lines along the N. Pacific Hwy frontage – either bury the lines or pay a fee-in-lieu. Through the Modification of Conditions application, the applicant requested to remove the burial requirement and not pay a fee-in-lieu.

The Planning Commission held a public hearing on September 28, 2023 for the Modification of Conditions request. After a discussion about how the burial fee-

Agenda Item Review: City Administrator ___x___ City Attorney ___x___

[illegible]

22