

AGENDA
YREKA PLANNING COMMISSION
Yreka City Council Chamber – 701 Fourth Street, Yreka, Ca.
December 20, 2017 at 6:30 P.M.

Call to Order

Pledge of allegiance

Conflict of Interest Declaration – Planning Commissioners

PUBLIC COMMENTS: This is the time for public comments. Commissioners may ask questions but may take no action during the public comment section of the meeting, except to direct staff to prepare a report or place an item on a future agenda. If you are here to make comments on a specific agenda item, please speak at that time. If not, this is the time. Please limit your remarks to 5 minutes.

SPEAKERS: Please state your name and mailing address so that City Staff can respond to you in regard to your comments, or provide you with information, if appropriate. You are not required to state your name and address if you do not desire to do so.

1. Consent Calendar - Discussion/Possible Action – All matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Planning Commission wishes to remove an item for discussion or a member of the audience wishes to comment on an item. The City Manager recommends approval of the following consent calendar item:
 - a. Approval of Minutes of the regular meeting held October 18, 2017.
2. Yreka Water Supply and Storage Improvements Project.
 - a. Public Hearing – to solicit public comments regarding the City’s intention to adopt a Mitigated Negative Declaration for the City of Yreka Water Supply and Storage Improvements Project.
 - b. Discussion/Possible Action – Adopt Resolution recommending City Council approval of the Mitigated Negative Declaration and Initial Study and the mitigation Monitoring and Reporting program for the Yreka Water Supply and Storage Improvements Project.

City Manager’s Report

Commissioner’s Statements and Comments

Adjournment

Decisions of the Planning Commission may be appealed to the City Council by filing a written notice of appeal within 10 calendar days of the decision. Appeal must be submitted to the City Clerk’s office together with the appeal fee of \$150.00 plus publication fee if required.

If you challenge any action taken pursuant to the California Environmental Quality Act, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing. (Public Resources Code Section 21177)

All documents produced by the City which are related to an open session agenda item and distributed to the Planning Commission are made available for public inspection in the City Clerk's office during normal business hours.

In compliance with the requirements of the Brown Act, notice of this meeting has been posted in a public accessible place, 72 hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the City Clerk 48 hours prior to the meeting at (530) 841-2324 or by notifying the Clerk at casson@ci.yreka.ca.us.

NOTICE CONCERNING YOUR LEGAL RIGHTS: If you object to a decision by the City Council/Planning Commission to approve or deny a use permit or variance for a project the following requirements and restrictions apply: 1) No lawsuit challenging a City decision to deny (Code Civ. Proc. §1094.6(b)) or approve (Gov. Code 65009(c)(5)) a use permit or variance may be filed more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) In any lawsuit that may be filed against a City Council decision to approve or deny a use permit or variance, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 18th DAY OF OCTOBER 2017

On the 18th day of October 2017 at 6:30 p.m., the Planning Commission of the City of Yreka met in the City Council Chamber in said City in regular session. The meeting was called to order by Chair McCoy and present were:

Commissioners: Steve Leal, Paul McCoy, Craig Mommer, Barry Ohlund, and Richard Rolzinski.
Absent: Diane Knitter and Matt Osborn

Conflict of Interest Declaration – N/A

PUBLIC COMMENTS – N/A

Consent Calendar: Chair McCoy announced that all matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Planning Commission wishes to remove an item for discussion or a member of the audience wishes to comment on an item:

- a. Approval of Minutes of the regular meeting held on September 20, 2017.

Following Commission discussion, Commissioner Ohlund moved to approve the minutes of the regular meeting held September 20, 2017.

Commissioner Leal seconded the motion, and upon roll call, the following voted YEA: Leal, McCoy, Mommer, Ohlund, and Rolzinski.

Chair McCoy thereupon declared the motion carried.

Discussion/Possible Action – Approval of an application for a permit to discharge firearms within the City limits under Section 9.06.040 of the Yreka Municipal Code.

The City received an application from Joseph Allison, on behalf of the Re-enactors of the American Civil War, Inc. to discharge a firearm within the City limits in conjunction with their event to be held May 17 – 20, 2018 known as the Civil War & History Days. Location Old Caldwell Ranch between Westside Road and Yreka Creek.

Applicant Joseph Allison was present to answer commissioners questions.

City Manager Steve Baker reported to the commissioners that the Chief of Police has reviewed the proposal and has given his support to the event. City staff recommends approval for a permit to discharge firearms within the City limits May 17-20, 2018.

Following Commission discussion, Commissioner Leal moved to approve the application received on behalf of the Re-enactor of the American Civil War, Inc. to discharge a firearm with the City limits in conjunction with their event to be held May 17 – 20, 2018 known as the Civil War & Historic Day.

Commission Ohlund seconded the motion, and upon roll call, the following voted YEA: Leal, McCoy, Mommer, Ohlund, and Rolzinski.

Chair McCoy thereupon declared the motion carried.

Discussion/Possible Action – Consideration of Variance to off-street parking requirements, proposed categorical exemption and Conditional Use Permit for the establish and operation of a pet grooming business, converting residential use into commercial use. Property Location – 907 S. Oregon Street, Yreka, California. Zoning (RPO) Residential Professional Office.

Assistant City Manager Liz Casson reported that the City has received an application and site plan for a Variance to off-street parking requirements and Conditional Use Permit for the establishment and operation of a pet grooming business, to be located in an existing facility located at 907 S. Oregon Street. The subject property is zoned Residential Professional Office (RPO).

At the Planning Commission meeting held September 20, 2017 the Planning Commission made the determination that a pet grooming business would fall under the definition of a professional office and similar uses as defined in Yreka Municipal Code Section 16.12.710, therefore, allowing the application to apply for a Conditional Use Permit.

The subject parcel is a “non-conforming parcel” with an existing “non-conforming structure” that has been used for residential purposes for many years. Because of the special circumstances existing on this parcel due to the small size and unusual shape of the parcel, staff believes this parcel meets the requirements for an application for a Variance to the off-street parking (YMC 16.58).

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on October 2, 2017 and a Notice of Public Hearing was published in the Siskiyou Daily News on October 6, 2017.

City staff recommends approval of the Variance to off-street parking requirements and recommends approval of a Conditional Use Permit contingent on the approval of the Variance to the off-street parking requirements.

Correspondence was received from Terry and Judy Baker in support of a Conditional Use Permit and Variance to operate a dog grooming business at 907 S. Oregon Street.

Public Hearing – This being the time and date set for the public hearing regarding a Variance to off-street parking requirements. Chair McCoy opened the hearing to the audience.

Applicants – Ron and Penni Culp were present to answer commissioners questions.

There being no more statements or comments received, Chair McCoy closed the public hearing and discussion was opened to the Commission.

Public Hearing – This being the time and date set for the public hearing for a Conditional Use Permit to establish and operate a pet grooming business. Chair McCoy opened the hearing to the audience.

Applicants – Ron and Penni Culp were present to answer commissioners questions.

There being no more statements or comments received, Chair McCoy closed the public hearing and discussion was opened to the Commission.

Following Commission discussion, Commissioner Ohlund moved to

- grant the variance to the off-street parking requirements related to the Conditional Use Permit Application to operate a Pet Grooming Business at 907 S. Oregon,
- that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities of the CEQA Guidelines and
- adopt the Planning Commission Resolution PC# 2017-5 making the findings and subject to the Conditions of approval , granting the requested Variance to Off-Street Parking and approving Conditional Use Permit #2017-27, to allow the establishment and operation of a Pet Grooming Business.

Variance granted to Yreka Municipal Code Section 16.54.020 (b) Parking Space Schedule, for the use of a pet grooming business, allowing an exemption of required parking spaces to accommodate the use. The following findings of fact have been determined by the Planning Commission

1. The proposed pet grooming business is located at 907 S. Oregon Street, upon a parcel of land, Assessor's Parcel No. 054-291-100, within a RPO (Residential Professional Office) zone district.

2. There are special circumstances applicable to the property, including size, topography, location or surroundings, the strict application of the title deprives such property of privileges enjoyed by the other property in the vicinity and under identical zoning classification. (YMC 16.58.010).

3. Granting of the variance for exemption of parking spaces required for a pet grooming business due to special circumstances will not be detrimental to the health, safety, peace, morals, and comfort of persons residing or working in the neighborhood and will not be detrimental to the harmonious and orderly growth of the City.

4. Granting of the variance to the number of parking spaces required for a pet grooming business will not adversely interfere with traffic flow because there will be adequate street parking for drop off/pick up of pets.

5. There will not be a diminution in value of surrounding property as a result of the granting of said variance because there are adequate street parking for drop off/pick up of pets.

6. Granting of the variance will not be contrary to the spirit of the City's zoning ordinance.

The project of a variance to parking requirements, needed as a result of use to a pet grooming business, is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061(b)(3) General Rule of the CEQA Guidelines in that it is not a project which has the potential for causing a significant effect on the environment.

Variance granted is subject to full compliance with the following conditions:

1. The Applicant shall paint the curb red for (30) thirty feet on South Oregon Street starting at Evergreen Lane and (50) fifty feet on the northeast side of Evergreen Lane starting at the corner of Evergreen Lane/South Oregon Street in accordance to Yreka Municipal Code Section 10.36.020(a)(1) "*Red*" means no stopping, standing or parking at any time except as permitted by the Vehicle Code.
2. The variance granted in accordance with the terms of this title may be revoked if any of the conditions or terms of such permit are violated or if any law or ordinance is violated in connection therewith, or if the Planning Commission finds, with the concurrence of the City Council, that the continuance of the variance will endanger the public health, safety, or welfare.

**PLANNING COMMISSION RESOLUTION # PC 2017-5
APPROVING CONDITIONAL USE PERMIT # 2017-27**

1. The proposal will not be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use.

The proposal to establish and operate a business for a pet grooming business would not be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood. Subject to the issuance of a Conditional Use Permit by the Planning Commission and subject to the Conditions of Approval, use of the site would remain consistent with the intent of the General Plan designation and zone district. As such, the project will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood.

2. The proposal will not be materially detrimental to property or improvements in the neighborhood.

The proposal will not be materially detrimental to property or improvements in the neighborhood. Conditions of Approval will provide for commercial use compatibility between the proposed commercial use and the existing residential professional office neighborhood and adjacent streets.

3. The proposal will not be materially detrimental to the general welfare of the city.

The use is compatible with the policies and objectives of the zoning ordinance for a RPO, Residential Professional Office zone which allows a commercial use of a pet grooming business upon approval and validation of a conditional use permit as set forth in Section 16.26.070 (A) of the Yreka Municipal Code. This commercial business keeps with the character of the surrounding area, and is found to be consistent with the General Plan. The proposal will not generate significant noise or lighting. The proposal will not increase traffic beyond the capacity of existing infrastructure in an area which is sufficient to accommodate commercial uses.

- 4 . The Planning Commission has determined that the project is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) Section 15301 Existing Facilities of the CEQA Guidelines.

The following conditions shall be complied with at all times while the use permitted by this permit occupies the premises:

- 1. Permittee granted a permit to establish and operate a business for a pet grooming business located at 907 S. Oregon Street, APN: 054-291-100.
- 2. **Subject to approval of Variance Permit # 2017-28 for exemption of two parking spaces** the requirement to provide adequate off-street parking facilities shall be waived.
- 3. Use shall be conducted in accordance with the site plan for the property located at 907 S. Oregon Street, as approved by the Planning Commission on October 18, 2017, and the site plan shall not be changed or deviated from without approval of the Planning Commission; provided, however, upon request of the Permittee and showing of good cause, the City Manager is authorized to permit minor modifications of the site plan without resubmission to the Planning Commission.
- 4. The site and landscape plans submitted and approved by the City shall not be deviated from unless prior written approval is secured. Landscaping must comply with the standards established in YMC Section 16.52.030.
- 5. The installation and maintenance of the landscaping shall be per the approved Landscape plan. As necessary, replacement of landscaping is required to match the approved plan. Water efficient irrigation systems shall be installed for the landscaping in accordance with Yreka Municipal Code Section 16.52.030 (E).
- 6. Exterior lighting shall be directed inward to reduce off-site light impacts. Exterior lighting shall be limited to a maximum off-site light escape of one-foot candle at the property line.
- 7. Permittee shall comply at all times with the zoning district regulations for a *RPO, Residential Professional Office* zone as set forth in section 16.26 of the Yreka Municipal Code.
- 8. Permittee shall obtain a building permit and shall pay the necessary fees prior to making any building, electrical, mechanical, or plumbing installations and/or improvements to the structure.
- 9. Permittee shall submit to the Director of Public Works, Public Improvement Plans, prepared by a licensed Professional, for infrastructure improvements as required by the Director of Public Works Public Improvements to be installed include: curb, gutter, sidewalk, curb ramps, and asphalt concrete street pavement. If such improvements already exist, damaged public improvements shall be repaired and/or replaced to restore the improvements to a condition satisfactory to the Director of Public Works. Permittee understands that if Public Improvements are not be completed by the deadline of May 1, 2018 to the satisfaction of the Director of Public Works, the proposed Conditional Use Permit shall be deemed null and

Initial Here

void, and business at this address shall cease, in accordance with the findings and conditions of the Conditional Use Permit. With an understanding that the time of year the Conditional Use Permit is being considered by the Planning Commission, (October) is not conducive to the installation of these improvements, the Permittee has agreed to provide the Director of Public Works engineered improvement plans in coming months. **All Public Improvements must be completed by May 1, 2018.** No extensions shall be granted to this deadline.

In addition to the public improvements to be installed Permittee shall paint the curb red for (30) thirty feet on South Oregon Street starting at Evergreen Lane and (50) fifty feet on the northeast side of Evergreen Lane starting at the corner of Evergreen Lane/South Oregon Street.

10. No signs shall be placed on the premises without first obtaining a sign permit.
11. Permittee shall maintain an annual City business license to carry on the business of a pet grooming business.
12. No overnight boarding of animals.
13. Permittee shall maintain rear yard pen for cleanliness.
14. The use permit granted in accordance with the terms of this title may be revoked if any of the conditions or terms of such permit are violated or if any law or ordinance is violated in connection therewith, or if the Planning Commission finds, with the concurrence of the City Council, that the continuance of the use permit will endanger the public health, safety, or welfare.

Commissioner Leal seconded the motion, and upon roll call, the following voted YEA: Leal, McCoy, Mommer, Ohlund and Rolzinski.


Chair McCoy thereupon declared the motion carried.

There being no further business before the Commission, the meeting was adjourned.

Paul McCoy, Chair
Approved by motion of the Planning
Commission on December 20, 2017



**CITY OF YREKA
PLANNING COMMISSION AGENDA MEMORANDUM**

To:	Yreka Planning Commission
Prepared by:	Jeannette Hook, Public Works Management Analyst 
Agenda Title:	PUBLIC HEARING AND CONSIDER A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF THE MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE YREKA WATER SUPPLY AND STORAGE IMPROVEMENTS PROJECT.
Meeting date:	December 20, 2017

Discussion:

The Yreka Water Supply and Storage Improvements project requires an environmental analysis to evaluate, and provide mitigations for, potential negative impacts to the environment which may result from the project. The Mitigated Negative Declaration and Initial Study and the Mitigation Monitoring and Reporting Program documents are transmitted under separate cover for your review.

A copy of the Notice of Availability (attached) provides a brief summary of the project. Copies of all comments received during the public comment phase will be provided for your review at the meeting. Comments received during the formal Public Review period requires a response (before December 14, 2017), staff will also address any other comments received.

Staff requests the Planning Commission consider the IS/MND and make a recommendation regarding its approval to the City Council. The specific funding source for this project requires that formal approval of the Mitigated Negative Declaration and Initial Study and the associated Mitigation and Monitoring Plan be issued by the City Council.

Staff Recommendation:

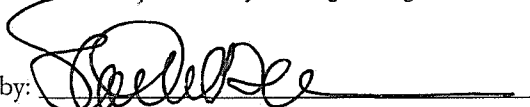
Staff recommends that the Planning Commission utilize the following process for the consideration of this matter:

1. Receive a brief presentation of the project by staff or consultants;
2. Open a Public Hearing and Receive comments from members of the public; and
3. Initiate consideration of the project by the Planning Commission; and
4. Motion and vote by the Planning Commission.

Recommended Motion:

That the Planning Commission conduct a public hearing and adopt a Resolution Recommending City Council Approval of the Mitigated Negative Declaration and Initial Study for the Yreka Water Supply and Storage Improvements project, and the Mitigation Monitoring and Reporting Program.

Attachments: Notice of Availability for Mitigated Negative Declaration and Initial Study, Yreka Water Supply and Storage Improvements

Approved by: 
Steven W. Baker, City Manager



City of Yreka
701 Fourth Street • Yreka, CA 96097
(530) 841-2386 • FAX (530) 842-4836



November 10, 2017

RE: Notice of Availability and Intent to Adopt a Mitigated Negative Declaration for the Yreka Water Supply and Storage Improvement Project

To Whom It May Concern:

This notice is to advise interested parties that an Initial Study (IS) and Mitigated Negative Declaration (MND) for the project described herein have been prepared and are available for your review. This information is being circulated in order to solicit comments from public agencies and interested members of the community on environmental issues related to the scope of the IS/MND.

Project Description:

The City of Yreka (City) is proposing to complete improvements to its public water system. Improvements include replacing the Lower Humbug and Shasta Belle water tanks, installing new water mains, and installing a water well. The improvements are needed in order to provide additional storage to meet current Waterworks Standards, ensure a safe and reliable drinking water supply, and provide an emergency backup water supply.

The subject properties are not included on any list of hazardous waste facilities/sites pursuant to Section 65962.5 of the California Government Code.

Project Location: *(Refer to Figures 1 through 7 of the Initial Study)*

Lower Humbug Water Tank Site: Located within the incorporated City of Yreka, at the northerly City limit. The site is along Humbug Road about 800 feet north of its intersection with Georgia Way, generally 1.5 miles west of Interstate 5 (I-5).

Shasta Belle Water Tank Site: Water tank improvements, a segment of water main improvements, and the access road are located within an unincorporated area of Siskiyou County, generally 0.75 miles west of I-5, and north and west of Burton Avenue. Water main improvements along Taylor Avenue are located within the Yreka City limits.

Davis Well Site: Located at 1400 Fairlane Road within the incorporated City of Yreka on the east side of I-5 at the southeast intersection of Fairlane Road and Davis Road.

Information Availability:

The IS/MND is available for review at the following locations:

Yreka City Hall
701 Fourth Street,
Yreka, CA 96097

Monday through Thursday from 8:00 A.M. to 5:00 P.M.

Electronic copies are available on the City's website: <http://ci.yreka.ca.us/public-review-documents>

Project Review Period

The 30-day public review period for the IS/MND begins on November 13, 2017, and ends on December 14, 2017.

Comment Submittal:

Written comments regarding the IS/MND may be sent by mail or email to the following address. Comments must be received by December 14, 2017.

City of Yreka
Attn: Department of Public Works
701 Fourth Street
Yreka, CA 96097

City Council Public Hearing:

The City Council will consider adopting the Mitigated Negative Declaration at their regularly scheduled meeting of Thursday, December 21, 2017, with a finding that the project will not result in a significant adverse effect on the environment. The session will commence at 6:30 PM, or as soon thereafter as possible, in the Council Chambers, 701 Fourth Street, Yreka, CA.

For more information regarding the proposed project, please contact Rob Taylor, Water Manager, at rtaylor@ci.yreka.ca.us or **530.841.2370**.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven W. Baker", with a long horizontal line extending to the right.

Steven W. Baker
City Manager

RESOLUTION NO. _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YREKA
RECOMMENDING APPROVAL OF THE MITIGATED NEGATIVE DECLARATION AND
INITIAL STUDY FOR THE YREKA WATER SUPPLY AND STORAGE IMPROVEMENTS
PROJECT, AND THE MITIGATION MONITORING AND REPORTING PROGRAM.**

WHEREAS, the City of Yreka is applying to the California Drinking Water State Revolving Fund for grant funds from the recent voter approved Proposition 1 to complete improvements in its public water systems; and

WHEREAS, the State of California is accepting planning and construction projects to address priorities across the State; and

WHEREAS, the City of Yreka has prepared plans and specifications for, and conducted an environmental evaluation of, the Yreka Water Supply and Storage Improvements project; and

WHEREAS, on November 10, 2017, the Notice of Availability, Notice of Intent, and Notice of Public Hearing for the Mitigated Negative Declaration and Initial Study was sent to the State Clearinghouse, posted to the City website, advertised in the Siskiyou Daily News on November 13, 2017, filed with the County Clerk, mailed to the State Clearinghouse and public agencies, and made available for public review at the counter of City Hall; and

WHEREAS, the formal public comment period for the Mitigated Negative Declaration and Initial Study for the Yreka Water Supply and Storage Improvements project ends on December 14, 2017; and

WHEREAS, a Mitigated Negative Declaration and Initial Study has been prepared pursuant to California Environmental Quality Act (Public Resources Code Section 21000 et seq. and Section 15000 et seq. of Title 14 of the California Code of Regulation (CEQA guidelines)) in order to analyze the environmental effects of the project; and

WHEREAS, the City is required pursuant to CEQA, to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid significant environmental effects.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Yreka as follows:

- Section 1. The Planning Commission hereby finds and determines that the foregoing recitals are true and correct.
- Section 2. The Planning Commission hereby finds and determines that approval of the Mitigated Negative Declaration and Initial Study will have numerous and multiple benefits for the community to ensure safe and reliable drinking water and emergency water supply.
- Section 3. The Planning Commission has, with the assistance of staff reviewed and analyzed the Mitigated Negative Declaration and Initial Study and finds that it is complete, and prepared in compliance with the California Environmental Quality Act.
- Section 4. The Planning Commission finds and determines that the Mitigated Negative Declaration and

Initial Study Update provides a comprehensive evaluation of the project and potential impacts to the environment. The Planning Commission hereby recommends that the City Council approve the Mitigated Negative Declaration and Initial Study.

- Section 5. The Public Works Department is the custodian of the project documents, which are available to the public, and which constitute the record of the proceedings upon which these findings are based. The Planning Commission hereby finds and determines that the record does not include any evidence that the project will have any significant environmental effects which are not fully mitigated.
- Section 6. The Planning Commission recommends adoption of the Mitigation Monitoring program to ensure implementation and monitoring of feasible mitigation measures.
- Section 7. It is further resolved, if any section, subsection, part, clause, sentence or phrase of this Resolution or the application thereof is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, the validity of the remaining portions of this Resolution, the application thereof, shall not be effected thereby but shall remain in full force and effect, it being the intention of the Planning Commission to adopt each and every section, subsection, part, clause, sentence phrase regardless of whether any other section, subsection, part, clause, sentence or phrase or the application thereof is held to be invalid or unconstitutional.
- Section 8. This resolution shall take effect immediately upon its passage.

Passed and adopted this 20th day of December, 2017, by the following vote:

AYES:
NAYS:
ABSENT:

Paul McCoy, Chair
City of Yreka Planning Commission

Attest: _____
Elizabeth E. Casson, City Clerk

THE UNDERSIGNED CERTIFIES THAT THIS A TRUE AND CORRECT COPY OF RESOLUTION NO. _____ AS ADOPTED BY THE PLANNING COMMISSION AT ITS MEETING HELD DECEMBER _____, 2017.

Elizabeth E. Casson, City Clerk