



Planning Commission Minutes
Thursday, December 7, 2023 – 5:30 PM
City Hall Council Chambers, 520 E. Cascade Avenue, Sisters, OR 97759

Chairman: Jeff Seymour
Commissioners: Art Blumenkron, Jeremy Dickman, Vikki Hickman, Sarah McDougall,
Tom Ries
Absent: Cris Converse
City Staff: Scott Woodford, Community Development Director, Matt Martin,
Principal Planner, Emme Shoup, Associate Planner
Visitor: John Barentine, Dark Skies Consultant
Recording Secretary: Carol Jenkins, Recording Secretary

I. CALL TO ORDER / DETERMINATION OF QUORUM / ADOPTION OF AGENDA

Chairman Seymour called the public hearing to order at 5:30 pm.
A quorum was established. Adoption of Agenda – December 7, 2023.
Commissioner Blumenkron made a motion to approve the Agenda for December 7, 2023, as proposed.
Commissioner Ries seconded. Motion passes.

II. VISITOR COMMUNICATION - None

III. APPROVAL OF MINUTES – October 5, 2023, October 19, 2023, November 2, 2023.

Commissioner McDougall made a motion to approve the minutes for October 5, 2023, October 19, 2023, and November 2, 2023, as presented.
Commissioner Dickman seconded. Motion passes.

IV. PUBLIC HEARING

Project Name: Dark Skies Outdoor Lighting Ordinance (Exhibit D)
File Number(s): City File # TA 22-03
Appellant: City of Sisters
Request: Text Amendment to the Sisters Development Code to update Section 2.15.2400 on Dark Skies Standards.

Chairman Seymour asked the Commission if they had any conflicts of interest and if they plan to participate in the hearing.

Commissioner Hickman – No conflicts of interest and plan to participate.
Commissioner Blumenkron – No conflicts of interest and plan to participate.
Commissioner Ries – No conflicts of interest or plan to participate.

Commissioner Dickman – No conflicts of interest and plan to participate.

Commissioner McDougall – No conflicts of interest and plan to participate.

Chairman Seymour – No conflicts of interest and plan to participate.

Chairman Seymour asked staff to come forward and present the staff report.

BACKGROUND

In their goal setting for fiscal year 2023/2024, the City Council made continuing “to strengthen and prioritize Dark Sky Code language” a priority for the Council and the community.

There currently is an outdoor lighting ordinance in the Sisters Development Code – Section 2.15.400 (Dark Skies Standards, which was last updated in 2010 and applies to the installation of all outdoor lighting fixtures and provides standards for installation of such lighting and a timeframe for bringing non-conforming lighting into conformance.

Since the adoption, there have been many changes in lighting, including many technological advances and how lighting is measured and evaluated, as well as an increasing desire in the community to do more to protect our dark skies from the negative impacts of poorly designed outdoor lighting. Further, it is necessary to reconsider the timeframe for non-conforming lighting, as the five-year timeframe established in the current code was not met, which would have been in 2015.

Community led efforts to educate the community on the importance of sensitive lighting on the ability to see the nighttime stars have also inspired this effort - most notably by the Astronomy Club with Sisters High School - who have provided community education about the impacts of lighting on the ability to see the stars at night and on wildlife and the environment. Additionally, multiple letters have been encouraging steps to preserve the dark sky and goals and community input during the update of the Sisters Comprehensive Plan emphasized and supported the need to update the Dark Skies ordinance.

Ensuing discussions with City Council have also highlighted interest in becoming certified as an International Dark Sky Community by the International Dark Sky Association (www.darksky.org). According to the IDA, benefits of certification include increased tourism to the community (sometimes called astro-tourism) and increased public awareness about dark skies (while still preserving opportunities for lighting for safety). Designation entitles the community to display the International Dark Sky Community logo in official publications, promotions, and on signs at entrances or within the community. Certification requires adherence to a set of minimum standards and the proposed ordinance was designed to comply with IDA certification requirements should the City Council choose to apply.

In crafting the development code amendment, staff met with the Planning Commission and City Council for multiple workshops to craft the ordinance and sought input from several members of the business community, and from a variety of groups with a particular interest or expertise on the subject.

The 2010 Ordinance that was last adopted was no longer relevant in terms of some of the changes that have occurred in the industry and use of terminology that was out of date and obsolete. Time had passed and there was a non-conforming date that was set in the ordinance that had passed and needed to or considered to be reset. There was a lot of support from the High School Astronomy Club, and from the public to have a strong lighting ordinance to not only maintain what we have, but to strengthen it. Their efforts are a big part of why you are seeing these updates before you. It is a City Council goal and has been for the last couple of years and these goals are instrumental in driving the work plan for staff and for the rest of the City Commissions.

Director Woodford wanted to call out and highlight from the recent Comprehensive Plan Update two policies that support enhancing the lighting Ordinance.

Livability Policy 4.2.7 – The City shall enhance its Dark Skies program to prevent light pollution and protect night sky views both through regulation and new development and through incentivizing retrofitting of existing non-conforming lighting.

Public Facilities 9.12 – The City shall ensure that street lighting in Sisters is consistent with the City’s Western Design Theme, the dark skies ordinance, and other development code provisions, except where it is inconsistent with established or adopted safety-related requirements for standards.

For those of you that have been on the Commission for a couple of years, this has been a long process to get to where we are. It is an important ordinance that affects a lot of people in the community and just about everybody. It has some technical elements to it and we wanted to make sure that any ordinance that we crafted had the feedback of a broad section of the community to make sure it is the best ordinance that we could possibly put together. Including City Council, Planning Commission, multiple work sessions, and we started this process in early 2022 with five to six work sessions with both bodies. We did have a public hearing back in July of last year and felt by the Commission that the ordinance was not ready yet. We went back and did additional research, outreach to the community to make sure we had by in just in general and how the community was going to look at this.

We talked with the local architects, the School District Facility Manager, the Electrical Engineers, and Code Enforcement Officer which will enforce this often. The Public Works Staff was integral in this because a lot of the lighting is public lighting and overseen by their staff and internal Community Development staff were helpful in giving their input into how this would be administrated. We ran it by our legal staff and had a cross section of the business owners in the community to get their input on several aspects of the ordinance and incorporated their comments into the latest draft of the ordinance. The Astronomy Club at the High School and the teacher have been big advocates for this and very helpful in terms of providing information and being willing to provide the community with education aspects that this process will certainly entail as we go forward. Community members who are advocates of the Dark Skies have submitted multiple comments and provided multiple public testimony.

Director Woodford stated that Mr. Barentine, our Dark Skies Consultant has been very helpful and given our draft ordinance a pass through and an audit to make sure that it is something that would be workable, met industry standards, and was in line with the best practices that he has experienced throughout the country.

Director Woodford stated what we have presented before you tonight hopefully, we got it right, it may not be perfect, but we think it is a good ordinance. Certainly, if there is further input and further need for change, we want to hear that tonight, and things that we need to go back to the drawing board on, we want to hear that as well. Once we get it out there, and test it out, there will be some need for some tweaks which is not unusual for any ordinance.

Director Woodford stated that he wanted to summarize some of the community letters that we have gotten and feedback we have received. There was an emphasis on all public lighting is subject to the same standards that we would subject the private property owners to adhere to. Through the work sessions and discussions, we are at that point. Some of the comments are: Support for retro fitting the Cascade Ave. lights and different modifications that are under consideration, curfews and regulation of string lighting and one theme out of that is requirement of curfews on the string lighting, a general favor of the five (5) year timeframe for amortization of non-conforming private lighting (the current ordinance says 10 years, a strong support for the City applying for the International Dark Skies certification for Sisters.

Director Woodford stated that in terms of the Business Owner Feedback – Widespread support for protecting the dark skies, wanting regulations to work for their operations and be cost effective, need to provide safety for employees/guests, signage lit all night for guests checking in, unfamiliar to area, support for financial incentives to replace old non-conforming lighting could be a showcase, support for phase out over time vs. strict timeline, education first before enforcement, string lights – provide ambiance, regulating too far, support curfew.

Guiding Principles of Updated Ordinance:

Useful – All light should have a clear purpose. Targeted – so that light falls only where it is supposed to fall, Low Level – the lowest level necessary to achieve the goal, Controlled – only occurs when it is needed which the ordinance encourages timers or motion detectors on light to be employed to ensure that the lighting is only used when needed and off when it is not, and Color – it is an important concept and warmer lights should be used when possible.

Definitions – They help to guide administration of the ordinance, Key Definitions – Downcast (making sure the downcast means that the shielding is parallel to the ground), Fully Shielded (fully shielded on all sides where you cannot see the light source), and Light Trespass (a person standing on any other property cannot see the light emitting source directly).

Applicability – Applies to all new lighting installed on or after the effective date of the ordinance which could be sometime in February if the Planning Commission approves it tonight, and the City Council approves it in January – ordinances are effective 30 days after adoption. The Dark Skies Standards are in addition to applicable provisions of the Building Code and Electrical Code, and other provisions of the SDC including, without limitation, Chapter 3.4 (Signs).

Outdoor Lighting 101 – Five principles of Responsible Lighting – Shielding, Color Temperature, Intensity, and Timing.

Requirements – Downcast and Fully Shielded, Unshielded, Partially Shielded, and Fully Shielded.

Maximum Light Brightness – To prevent over-lighting, lighting shall not exceed the following lamp brightness:

Single Family: No individual lighting fixture may exceed 850 lumens and the entire property may not exceed 4,000 lumens in total, or 6,000 lumens in total if the property contains an accessory dwelling.

Duplex and Triplex: No individual lighting fixture may exceed 850 lumens and the entire property shall not exceed 6,000 lumens in total for a duplex or 8,000 lumens for a triplex.

Multi-Family Residential: No individual lighting fixture may exceed 850 lumens and the entire property may not exceed 20,000 lumens per net acre.

Mixed Use and Non-Residential: No individual lighting fixture may exceed 1,500 lumens and entire property may not exceed 25,000 lumens for the initial new acre plus 2,000 lumens for each additional net acre.

Publicly Owned Lighting: Public street lighting shall adhere to the standards contained in the current edition of IES Recommended Practice 8 (“Design of Roadway Facility Lighting”).

Parking Lot Lighting: Parking lot lighting shall be downcast, fully shielded, and meet the maximum brightness in accordance with recommended minimum value of the IES Standard RP-20-1, “Lighting for Parking Facilities” and shall not exceed a threshold of allowable light trespass of 0.1 foot-candle at the property line.

Color of Light: Blue light brightens the night sky more than any other color of light. Exposure to blue light at night has also been shown to harm human health and endanger wildlife. Bluer spectrum yields increased skyglow visible at large distances from cities. Proposed 3,000K max.

Curfew and Color: In all non-residential zones, all exterior lighting shall be extinguished either by 11 PM or within one (1) hour of close of normal business hours, or at the conclusion of usual operations whichever occur later. The lighting may resume one (1) hour before sunrise or the opening of business for the property whichever is earlier. Businesses whose normal operating hours are twenty-four (24) hours per day are exempt from this provision. Security lighting was feedback from the business community such as a gas station owner in town who does lower the lights when closed but would prefer to have some level of security lighting on his property. Color: The Correlated Color Temperature (CCT) shall not exceed 3000 Kelvins.

Publicly Owned Lighting: Publicly owned lighting including streetlights shall be fully shielded, comply with the color limits, meet the brightness limits, and they are encouraged, but not required, to comply with the light trespass requirement. Sometimes the lights are on the edge of the right-of-way which is on the edge of the private property align. Not impossible to do but more challenging to not have light trespass onto the property. The way it is written is to

meet all those requirements and encouraged to but not required to comply with the light trespass requirement. All outdoor lighting fixtures on public property other than lighting in the public right-of-way which are buildings owned by the City of Sisters must be fully shielded unless exempt from 2.15.2400(H) and adaptive controls and curfews must be employed on public lighting.

Signage: Except for businesses whose normal operating hours are twenty-four (24) hours per day, sign illumination must be extinguished completely one (1) hour after sunset (or at close of business for the property, whichever is later), and remain off until one (1) hour before sunrise (or opening of business for the property, whichever is earlier). The illuminated surface area of an individual sign cannot exceed 200 square feet, and lighting must be downcast and fully shielded.

Prohibitions: These were carried forward from our existing ordinance - Laser Source Lights, Search Lights, and Upward-Pointing Light Fixtures.

Exemptions: Non-conforming lighting is subject to Section 2.15.2400(I). Airport operations lighting and aircraft navigational beacons required by the Federal or State Law are exempt from those provisions. All other airport outdoor lighting must conform with this ordinance.

String Lights: String lights may be allowed in occupied dining and entertainment areas only and the CCT must not exceed three thousand (3,000) Kelvin, and each bulb may not exceed 50 lumens. String lights shall not be used as landscape lights. These limitations do not apply to holiday lighting. There was not an interest in prohibiting them, but there was an interest in putting some restrictions on it.

Exemptions – String Lights – May be installed in either residential or non-residential zones. Shall not be used to illuminate or decorate landscaping features. Installation of string lighting shall employ lamps that do not flash or flicker and whose individual output does not exceed fifty (50) lumens.

String Lights, subject to the following standards:

String lights may be installed in either residential or non-residential zones.

String lights shall not be used to illuminate or decorate landscaping features.

All installations of string lighting shall employ lamps that do not flash or flicker and whose individual output does not exceed fifty (50) lumens.

When used for purposes other than holiday lighting, string lights shall consist only of white light sources with a CCT not to exceed three thousand (3000) Kelvin.

String lights are exempt from the downcast and full shielding requirements of Section 2.15.400.E; it should be noted, however, the installation and operation of string lights in accordance with these provisions may still result in civil nuisance claims.

In non-residential zones, string lights may be installed in outdoor dining and entertainment areas only and shall not be used to delineate or outline the edges of a building or for any other purpose. String lighting must be completely extinguished by the end of normal business hours.

Permanent string lighting installations shall be subject to inclusion in the total lumen allowance calculation.

In residential zones, string lighting may be used to delineate or outline the edges of patios, porches, decks, and similar structures that do not face directly toward a street or public right of way. String lighting must be completely extinguished by 11 P.M.

The aforementioned limitations do not apply to holiday lighting.

Exemptions (Decorative Lighting):

Holiday lighting shall be allowed for no more than the period between November 1 and February 15.

Decorative low lumen lights are permitted only in residential districts.

Low lumen landscape lighting is permitted, but such lighting shall be shielded in such a way as to prevent glare and light trespass. Light fixtures shall be mounted no more than three (3) feet above grade and used solely for landscape delineation rather than area lighting.

Landscape and Deck Lighting:

Low lumen landscape lighting is permitted, but such lighting must be shielded in such a way as to minimize glare and light trespass. Luminaries must be mounted in or at grade (but not more than 3 feet above grade) and must be used solely for landscape delineation rather than area lighting.

Exemptions:

Special events that require the use of temporary outdoor light fixtures are exempt if the exemption does not exceed five (5) days for a particular property in any calendar year; however, permanent installations special event venues must conform to the Dark Skies Standards.

Lighting for U.S. flags properly displayed (consistent with the U.S. Flag Code).

Temporary construction lighting necessary for allowed use.

Lighting under the jurisdiction of the Oregon Department of Transportation.

Exemptions (Athletic Fields):

Athletic field lighting meeting the following conditions:

Current Illuminating Engineering Society (IES) lighting guidelines are followed according to the appropriate class of play.

Field lighting is provided exclusively for illumination of the surface of play and viewing stands and not for any other application.

Illuminance levels must be adjustable based on the task (e.g., active play vs. field

maintenance.

Off-site impacts of the lighting will be limited to the greatest practical extent possible.

Lights must be extinguished by 10:00 pm local time or one hour after the end of play, whichever is later.

Timers must be installed to prevent lights being left on accidentally overnight.

Non-Conforming Lighting:

Outdoor light fixtures lawfully installed and operable prior to the Effective Date are exempt from all such requirements, except as follows:

All publicly owned lighting must be brought into conformance within five (5) years after the Effective Date.

All privately owned lighting must be brought into conformance within ten (10) years after the Effective Date.

Notwithstanding anything herein to the contrary, any replacement or modification to nonconforming outdoor lighting must comply with the Dark Skies Standards.

Notwithstanding anything herein to the contrary, all non-conforming outdoor lighting must be brought into compliance as a condition of land use approval involving a Conditional Use or a Site Plan Review.

Lighting Plans Required:

Lighting Plan Required. All applications for Site Plan Review and/or building permits must include lighting plans showing location, type, height, color temperature, lumen output and amount of all proposed and existing light fixtures, along with light fixture cut sheets from the manufacturer. The applicant must provide enough information to demonstrate compliance with the Dark Skies Standards. The Community Development Director may request any additional information necessary or appropriate to evaluate compliance with the Dark Skies Standards.

Next Steps:

If the Planning Commission recommends approval of TA 22-03, then it will be scheduled before the City Council for consideration of approval at a public hearing.

Chairman Seymour opened the public testimony portion of the hearing.

Paul Bennett, 159 N. Rope St., Sisters, OR 97759

Mr. Bennett stated that he recently viewed a zoom conference called Under One Sky. This was a 24-hour global gathering by the Dark Skies organization that follows the night around the world. Speakers from 45 different countries talked about the concerns and progress they have made towards saving our Dark Skies and Starry Nights. Here in Sisters, we celebrate our affection for our trees, birch, cottonwood, elm, and the mountains. Cascade St., Hood Ave.

St. Helens, to mention just a few by the names of our streets. We have two street names – New Moon and Starry Skies are appreciation of the stars and the natural wonders around us are part of the identity and fabric of Sisters. Change of course happens, the Cascade Range could become active and turn into a series of volcanos, trees may disappear because of climate change, draught, or wildfires. We could lose our view of the starry skies in our lifetime if we do not do something about it now. Education is the key here and brochures are available through the Dark Skies site. He discussed the cost of replacing the streetlights on Cascade and would like to see a breakdown of those costs. Let's keep wonder alive by preserving the Starry Skies that we have today and for generations to come.

Rima Givot, 18557 McSwain Dr., Sisters, OR 97759

Ms. Givot thanked the Commission for their commitment to this endeavor. It has been a couple of years now, and thanked them for the commitment, sticking with it, doing it right, and it has been eye opening. She is supportive of the revisions of the Dark Skies Ordinance amendments as written although she does agree about bringing the time to comply for private lighting to five (5) years instead of 10 years. She supports that the city lights be subject to the ordinance, all city lights (public lights) be brought into compliance within five (5) years and supports that the city pursue Dark Skies community status. She supports incentives be used to bring lights into compliance for the businesses, etc. She stated that she thinks string lights are purpose driven and enhance outdoor spaces for people to use while they are outside. It should not bring attention to the business. In having an 11:00 curfew in the private sector is great and makes sense that businesses should turn them off when they close. She asked the consultant if the ordinance as written comply with requirements to become Dark Skies community certified if the city were to adopt the proposed ordinance as written and chose to apply to become a Dark Sky community would the current revisions fit the requirements.

Mr. Barentine stated that he hesitates to say definitively because he needs to go back and check this current version. The last time he did, it checked almost all, if not all, of those boxes. If there is any doubt about it and the city's preference was to enact something that would make it eligible for the status, we can do that. Right now, and without having done that analysis, he hesitates to make a definitive statement.

Ms. Givot stated that with that being said, she would urge the Planning Commission to wait to approve any ordinance until all of those boxes have been checked so that the city could become a Dark Sky community should they choose to apply. The Sisters High School Astronomy Club is eager to help support with the education around this as best as we can as a high school entity. We already have been writing monthly articles in the paper and every article they write has a little plug towards how to make your life dark skies compliant.

Ron Thorkildson, 14450 Mountain View Dr., Sisters, OR 97759

Mr. Thorkildson stated that he has a couple of questions – the slides that were shown tonight, is that language intended to be part of the revised ordinance item by item. Also, is it meant to be the final version.

Director Woodford stated yes, and that language was taken directly from the ordinance proposed. It is the final staff proposed version depending on what the Planning Commission and City Council do if they make revisions, but it is the one staff is putting forward for review and approval. The hearing date of the City Council for approval is January 10, 2023.

Chairman Seymour closed the public testimony portion of the hearing.

Chairman Seymour asked if the Planning Commission had any further questions of staff.

Commissioner Ries asked Director Woodford if he has heard anything from the School Board whether they are encouraging adopting any kind of changes in their lighting usage at the High School to help accommodate the Dark Skies initiative.

Director Woodford stated that he has not and did get some comments back from the Facilities Manager but did not hear that there were enough comments from the School Board.

Chairman Seymour asked if Council proclaimed their decision to go ahead and pursue Dark Skies designation as an official designation, and if so, we have not been able to confirm that this code amendment would be sufficient to achieve that certification – what would the process be if we were to approve tonight what has been laid out before us to achieve that certification. Would it be an additional code change and go through this process again.

Director Woodford stated that the Council has not made a decision formally, it has been more of a consensus – head-nod, but enough to give an indication of general support. They have not told staff to go forward with this certification, but sense there is strong support amongst the Council. He stated that he cannot say definitively without them making some kind of motion or direction. If it is adopted as is, we would maybe have to do a once more passover to confirm it, but we are pretty darn close if it is adopted the way it is that it meets a lot of the certification requirements. If there is something missing, we can insert it between now and the Council is an option or adopt it and find out later that there is a provision that we missed, we could bring it back through the hearings process.

Mr. Barentine stated that with respect to the status of the code compared to the requirements for certification, he looked up some email traffic from October when he took what was then the current draft of the amendment proposal, and compared it against all of the Dark Sky International requirements, and at that time, the only thing that was missing is that the Dark Sky requires what calls a warranting statement for public owned lighting – a policy statement that identifies the circumstances where the city will make new installations of outdoor lighting versus when it will not – looking at some kind of other intervention that did not require lighting, etc. The organization has accepted something like a City Manager memo in lieu of the statement in the city code and that would enable us to get more specific about those cases where lighting would be used. That is the only missing piece. We could get to eligibility without requiring further changes to the ordinance, but we could do one more pre-flight check. He stated that he could run it past the Program Manager at Dark Skies to make sure we get a definitive pronouncement on that.

Chairman Seymour closed the public testimony portion of the hearing.

Chairman Seymour asked the Planning Commission if they were ready to deliberate on this proposal.

Commissioner Blumenkron stated that he would suggest changing the timeframe to five (5) years instead of 10 years.

Commission Dickman stated that he agrees with five (5) years instead of 10 years and the financial concerns for people as well.

Commissioner Hickman stated that she agrees with the five (5) years instead of 10 years.

Commissioner Ries stated that he agrees with the five (5) years instead of 10 years.

Commissioner McDougall asked Chairman Seymour if he had specific concerns about this proposal.

Chairman Seymour stated not specifically, but there are things that he does not like, but does not mean he is not in favor of it.

Commissioner Dickman stated that he is inclined to approve with that changes.

Commissioner Ries stated that he agrees but wishes there would be more by in in the community with business owners understanding, School Board understanding, and Public Works understanding and not just pushed by an astronomy club, Planning Commission, and City Council.

Commissioner Hickman stated that she thinks there should be some conditions tied to this.

Chairman Seymour stated that with his experience using Short-Term Rentals as an example that we would do the best we could at the time and then see how it went. It will be on the Planning Commission and staff to re-evaluate the 1, 2, 5 years, and see how that has come full circle and that is the topic we are now discussing. He stated that he does not feel that it needs to have a condition and that it needs to be brought back around for discussion at a predetermined date and time. We need to work with staff to make sure we are on top of it but that should be sufficient.

Commissioner Dickman stated that if we are just talking about the words in the ordinance as they sit right now, that is going to be fine with the City Manager memo, or City Council approval.

Commissioner Dickman stated that Section H 3.b string lights shall not be used to “solely” illuminate and decorate landscaping.

Commissioner Dickman moved to adopt the ordinance changing the private compliance date to five (5) years and inserting the word “solely” under Section H.3b with reference to illuminating or decorating landscaping features.

Commissioner Blumenkron seconded the motion. *Motion passes.*

Chairman Seymour, Commissioner Blumenkron, Commissioner Dickman, Commissioner Hickman, Commissioner McDougall, Commissioner Ries. Motion passes. Absent: Vice Chairman Converse.

Chairman Seymour stated that he wanted to express gratitude on behalf of the Commission to the community. We appreciate all the work everyone did.

V. STAFF AND COMMISSIONER COMMENTS

Chairman Seymour stated that he wanted to acknowledge Commissioner Hickman's birthday.

Director Woodford stated that he wanted to acknowledge Commissioner Hickman's birthday as well because not only is it her birthday, but her last Planning Commission meeting. He thanked her for being on the Commission and appreciated her in site and pushing us on some conventional thoughts and continue to participate in the process and community in some capacity, etc.

Director Woodford stated that they have done the interviews for the position and have made a recommendation to the mayor on the appointment that he will announce next week.

Chairman Seymour wanted to thank the Commission, staff, and the community. It has been a great and productive year and Sisters is on the right path with a lot of work still to do, but we are making it happen.

Planner Shoup stated that Sunset Meadows is moving and shaking right now. We have building permits coming in, final plats being submitted, and they are committing to that multi-family development first thing right off the bat.

VI. ADJOURN

The meeting was adjourned at 5:30 pm.

Respectfully submitted,

Carol Jenkins, Recording Secretary