



ABERDEEN CITY COUNCIL

May 11, 2016

COUNCIL MEETING AGENDA

7:15 PM – 3rd Floor, City Hall

COMMITTEE OF THE WHOLE

- A. Guest Speakers
 - 1. Presentation by the Aberdeen Beautification Committee
- B. Additions to Agenda
- C. Department Heads
- D. Mayor's Report
- E. Non-Standing Committee Reports

COUNCIL MEETING

I. ROLL CALL

II. FLAG SALUTE

III. APPROVAL OF MINUTES

IV. ADDITIONS / DELETIONS

V. PUBLIC COMMENT Re: Agenda Items (Please limit your comments to 3 minutes)

VI. FINANCE COMMITTEE

- A. Committee Chair Report
- B. Approval of expenditures
 - 1. Recommend approval of expenditures and payroll.
- C. Reports & Communications

VII. PUBLIC WORKS

- A. Committee Chair Report
- B. Reports & Communication
 - 1. Report from Public Works and Community Development Department recommending that the Council approve the proposed zoning code changes and that an ordinance be brought forward approving the recommended changes.
 - 2. Report from Public Works and Community Development Department recommending that 218 W 8th Street be listed on the Aberdeen Historic Register and recorded on the official zoning map with an "HR" designation.
- C. Ordinances
 - 1. Third reading of Bill No. 16.02 relating to the establishment of a Hearing Examiner System for land use decisions, adding a new Chapter 2.30 to the AMC and amending certain sections.

VIII. PUBLIC SAFETY

- A. Committee Chair Report
- B. Reports & Communications
 - 1. Report from Public Safety and the Fire Chief recommending that Council authorize the Mayor and Finance Director to sign the required documents supplied by Phsio Control and U.S. Bank to execute the Equipment Finance plan to purchase two LifePak 15 monitors over a 60 month period.
 - 2. Report from Public Safety and Community Development Department recommending that the Council approve the proposed changes to the zoning code changes pertaining to crude oil.

IX. SPECIAL AGENDA ITEMS

- A. Buddy Poppy Days Proclamation

X. CITY COUNCIL COMMENT PERIOD

XI. PUBLIC COMMENT PERIOD (Please limit your comments to 3 minutes)

XII. EXECUTIVE SESSION

The City of Aberdeen does not discriminate against or exclude anyone from participation in public meetings. Requests for assistance should be made by contacting the Finance Department at 360-537-3236, 48 hours in advance of the meeting. Thank you.

CITY OF ABERDEEN LEGISLATIVE DEPARTMENT

HONORABLE MAYOR: Erik Larson
THE MEMBERS OF YOUR COMMITTEE ON: Public Works
TO WHOM WAS REFERRED: Community Development Department
RE: Zoning Code Changes

Report and Recommends as Follows: The Aberdeen Planning Commission has been working on amendments to the Aberdeen Zoning Code that will better help staff administer the zoning code.

At the March 24th meeting the Commission discussed several changes to the code pertaining to "Group care living facilities"; Nursery, orchards and farming including the retail sales of produce"; Hotels, motels and bed and breakfast inns.

It is recommended that the following zoning code changes be approved and that an ordinance be brought forward approving the recommend changes.

[Handwritten signature of Lisa Scott]
Lisa Scott, Director
Community Development

Chair

Vice-Chair

Reported May 10, 2016

Council member

Adopted May 10, 2016

Council member

PROPOSED ZONING CODE CHANGES

(Miscellaneous)

17.04.070 Definitions.

Existing Code:

40. "Group care living facilities" means a residential service facility of which staff persons are present on a continuous basis for the purpose of treating, caring for, teaching, training or supervising five or more persons. Facilities included in this definition include, but are not limited to, convalescent homes, rest homes and group homes.

17.04.070 Definitions.

Proposed New definitions

40. "Group care living facilities, homes" means a place of residence for the handicapped, physically or mentally disabled, developmentally disabled, homeless or otherwise dependent persons. Group Homes are intended to provide residential facilities in a home-like-environment. Such homes range from licensed establishments operated with 24 hour supervision to non-licensed facilities offering only shelter. They shall not include correctional facilities (except as authorized by Chapter 137-56 and 137.57 WAC for work/training release programs), nursing homes, Type III group care facilities, foster family homes or adult family homes as defined by the Washington State Department of Social and Health Services or tis successor agency. Group homes include, but are not limited to the following:

- a) Confidential Shelters. Shelter for victims of domestic violence as defined and regulated in Chapter 70.123 RCW and Chapter 388-61A WAC. Such facilities are characterized by a need for confidentiality.
- b) Home for the Disabled. A home or other facility which provides board and domiciliary care to individuals who, by reason of infirmity, require such care. An infirmity may be based on conditions including, but not limited to, physical handicap, mental illness and other developmental disabilities. These group homes are a type of boarding home, as defined in Chapter 18.20 RCW. However, boarding homes serving the aged infirm are not included in this definition.

- c) Homeless Shelter. A facility offering lodging and/or emergency shelter to homeless individuals for an indefinite period of time and meeting the standards of Chapter 248-144 WAC.
- d) Group Home for Youth. Any home maintained and operated for the care of children on a 24 hours basis ad defined and regulated in Chapter 388-73 WAC and Chapter 74.15 RCW.
- e) Group Home for Offenders. A home or other facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in Chapters 137-56 and 137-57 WAC.

17.16 RESIDENTIAL MULTIPLE FAMILY

17.16.030 Conditional Uses.

New Addition.

- J. Nursery, orchards and farming including the retail sales of produce grown on the premises.

17.32 DOWNTOWN COMMERCIAL

17.32.020 Permitted Uses.

New Addition.

- M. Motels and bed and breakfast inns.

17.48.020 Permitted Uses.

Proposed Amendment.

- F. Hotels, ~~motels, bed and breakfast inns~~, meeting rooms and facilities and convention centers.

17.36 GENERAL COMMERCIAL

17.36.020 Permitted Uses.

New Addition.

P. Hotels, meeting rooms and facilities and convention centers.

17.36.030 Conditional Uses.

Amendment.

A. ~~Hotels, Motels, and bed and breakfast inns, meeting rooms and facilities and convention centers;~~

New Addition

L. Group care living facilities, homes.

1 - DRAFT

ORDINANCE NO. _____

AN ORDINANCE RELATING TO RESIDENTIAL MULTIPLE FAMILY, DOWNTOWN COMMERCIAL AND GENERAL COMMERCIAL ZONES OF THE ZONING CODE FOR DEFINITIONS, PERMITTED AND CONDITIONAL USES, AMENDING CHAPTERS 17.16, 17.32 AND 17.36 AND SECTION 17.04.070 OF THE ABERDEEN MUNICIPAL CODE AND ORDINANCES [insert Ordinance #].

WHEREAS, the Aberdeen Planning Commission has recommended revisions to the Residential Multiple Family, the Downtown Commercial, the General Commercial and the Definition provisions of Chapter 17.16 AMC, Chapter 17.32, Chapter 17.36 and Section 17.04.070 of the city's zoning code; and

WHEREAS, the city council finds that the proposed revisions are appropriate and necessary for the public health and safety; **NOW, THEREFORE**,

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ABERDEEN:

SECTION 1. CODE SECTION AMENDED. Ordinance [insert] , codified as AMC 17.04.070(40) "Definitions", is hereby amended to read as follows:

40. ~~"Group care living facilities" means a residential service facility of which staff persons are present on a continuous basis for the purpose of treating, caring for, teaching, training or supervising five or more persons. Facilities included in this definition include, but are not limited to, convalescent homes, rest homes and group homes.~~

"Group care living facilities, homes" means a place of residence for the handicapped, physically or mentally disabled, developmentally disabled, homeless or otherwise dependent persons. Group Homes are intended to provide residential facilities in a home-like-environment. Such homes range from licensed establishments operated with 24 hour supervision to non-licensed facilities offering only shelter. They shall not include correctional facilities (except as authorized by Chapter 137-56 and 137.57 WAC for work/training release programs), nursing homes, Type III group care facilities, foster family homes or adult family homes as defined by the Washington State Department of Social and Health Services or tis successor agency. Group homes include, but are not limited to the following:

- a) Confidential Shelters. Shelter for victims of domestic violence as defined and regulated in Chapter 70.123 RCW and Chapter 388-61A WAC. Such facilities are characterized by a need for confidentiality.
- b) Home for the Disabled. A home or other facility which provides board and domiciliary care to individuals who, by reason of infirmity, require such care. An infirmity may be based on conditions including, but not limited to, physical handicap, mental illness and other developmental disabilities. These group homes are a type of boarding home, as defined in Chapter 18.20 RCW. However, boarding homes serving the aged infirm are not included in this definition.
- c) Homeless Shelter. A facility offering lodging and/or emergency shelter to homeless individuals for an indefinite period of time and meeting the standards of Chapter 248-144 WAC.
- d) Group Home for Youth. Any home maintained and operated for the care of children on a 24 hours basis as defined and regulated in Chapter 388-73 WAC and Chapter 74.15 RCW.
- e) Group Home for Offenders. A home or other facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in Chapters 137-56 and 137-57 WAC.

SECTION 2. CODE SECTION AMENDED. Ordinance [insert] , codified as AMC 17.16.030 "Conditional Uses", is hereby amended to read as follows:

The following uses are allowed within the R-M district subject to the applicable provisions of this title and by obtaining a conditional use permit as provided in Chapter 17.68:

- A. Public and semi-public uses;
- B. Fish processing facilities operated by for-profit organizations, provided the facility is accessory to a fish production facility;
- C. Group care living facilities;
- D. Reuse of public schools for public and private recreational uses and public uses consistent with the other policies of the comprehensive development plan;
- E. Bed and breakfast inns within a dwelling, which comply with the following standards:
 - 1. No more than eight guest rooms are offered for rent,
 - 2. The operator must live in the dwelling,
 - 3. One parking space is provided for each guest room in addition to the number required for the dwelling,
 - 4. No exterior alterations may be made which will change the appearance of the dwelling from that of a residence,
 - 5. Only resident guests may be served meals,
 - 6. No guest may stay for more than thirty (30) consecutive days;
- F. Boarding houses, dormitories, and single-room occupancy dwellings;

- G. Aquaculture and fish production structures and facilities (including net pens) operated by for profit organizations;
- H. Commercial day care;
- I. Mobile home park.
- J. Nursery, orchards and farming including the retail sales of produce grown on the premises.(Prior code § 11.005.030)

SECTION 3. CODE SECTION AMENDED. Ordinance [insert] , codified as AMC

17.32.020 Permitted Uses, is hereby amended to read as follows:

In the C-D district, the following uses are permitted subject to the provisions of Chapter 17.56:

- A. Retail sales within a building;
- B. Personal, professional and business services, including kennels and animal hospitals with inside runs;
- C. Financial services;
- D. Offices;
- E. Eating and drinking establishments;
- F. Hotels, ~~motels, bed and breakfast inns,~~ meeting rooms and facilities and convention centers;
- G. Indoor entertainments, indoor amusements, public and private recreation centers;
- H. Residences in the upper floors of buildings;
- I. Parking lots and parking structures accessory to another use;
- J. Recycling drop boxes accessory to an allowed use or temporary recycling purchase and trans-shipment centers accessory to an allowed use;
- K. Child care facilities. (Prior code § 11.009.020)

SECTION 4. CODE SECTION AMENDED. Ordinance [insert] , codified as AMC

17.32.030 Conditional Uses, is hereby amended to read as follows:

The following uses are allowed within the C-D district subject to the applicable provisions of this title and by obtaining a conditional use permit as provided in Chapter 17.68:

- A. Food processing, baking, sewing, and crafts for retail sales on premises;
- B. Automobile repair services within a building, and service stations;
- C. Auction houses and secondhand sales within a building;
- D. Outdoor sales;
- E. Wholesale sales and warehousing;
- F. Printing and other service oriented processing uses;
- G. Light manufacturing within a building;
- H. Multiple-family dwellings;
- I. Boarding houses and single-room occupancy dwellings;
- J. Kennels and animal hospitals with outside runs;

- K. Parking lots and parking structures not accessory to another use;
- L. Adult entertainment establishments;
- M. Motels and bed and breakfast inns. (Prior code § 11.009.030)

SECTION 5. CODE SECTION AMENDED. Ordinance [insert] , codified as AMC

17.36.020 Permitted Uses, is hereby amended to read as follows:

The following uses are permitted within the C-G district subject to the provisions of Chapter 17.56:

- A. Retail sales and incidental wholesale sales within a building;
- B. Personal, professional and business services, including kennels and animal hospitals with inside runs;
- C. Financial services;
- D. Offices;
- E. Eating and drinking establishments;
- F. Food processing and baking for retail sales on premises;
- G. Automobile repair services within a building and service stations;
- H. Equipment repair and servicing within a building;
- I. Indoor entertainments and amusements;
- J. Recycling drop boxes accessory to an allowed use or temporary recycling purchase and trans-shipment centers accessory to an allowed use;
- K. Parking lots and parking structures not accessory to another use;
- L. Parks, recreation centers, public buildings, colleges, vocational education establishments, business schools, utility systems and facilities, other public and semi-public uses;
- M. Residences in the upper floors of buildings;
- N. Caretakers' residences incorporated within an allowed use;
- O. Child care facilities;
- P. Hotel, meeting rooms and facilities and conventions centers. (Prior code § 11.010.020)

SECTION 6. CODE SECTION AMENDED. Ordinance [insert] , codified as AMC

17.36.030 Conditional Uses, is hereby amended to read as follows:

The following uses are allowed within the C-G district subject to the applicable provisions of this title and by obtaining a conditional use permit as provided in Chapter 17.68:

- A. ~~Hotels, motels, and bed and breakfast inns, meeting rooms and facilities, and convention centers;~~
- B. Auction houses and second hand sales within a building;
- C. Shopping malls and shopping centers;
- D. Outdoor amusements and outdoor sales of cars, light trucks, heavy trucks and construction equipment, recreational vehicles, boats, manufactured (mobile) homes, modular homes, and construction materials. Construction materials and inoperable heavy trucks and equipment shall be screened from other uses;
- E. Wholesale sales and warehousing, excluding fuel and explosive materials storage and warehousing;
- F. Light industrial uses within a building;

- G. Printing and other service oriented processing uses;
- H. Commercial bakeries, laundries, and similar processing facilities;
- I. Recycling centers within a building;
- J. Kennels and animal hospitals with outside runs;
- K. Adult entertainment establishments;
- L. Group care living facilities, homes. (Prior code § 11.010.040)

SECTION 7. VESTED RIGHTS. [to be added if determined necessary].

SECTION 8. SEVERABILITY. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any other person or situation.

SECTION 9. PUBLICATION BY SUMMARY. The Finance Director is authorized and directed to publish the attached summary in lieu of this ordinance.

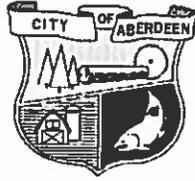
SECTION 10. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage, signing, and publication.

PASSED and APPROVED this ____ day of _____, 2016.

Erik Larson, Mayor

ATTESTED:

Sandy Mullin, Acting Finance Director



PLANNING COMMISSION

Thursday, March 24, 2016

MINUTES

Acting Chairman Randy Ross called this special meeting of the Aberdeen Planning Commission to order at 7:00 p.m. in the Council Chambers on the third floor of Aberdeen City Hall.

Roll Call: Randy Ross, John Martinsen, Monika Kuhnau, Martin Franciscovich and Elaine Redner were present. Dan Lindgren was excused from the meeting. Also present: Staff, Lisa Scott and visitor Samantha Hammer and Councilman Alan Richrod.

Election of Officers: Postponed until the April Meeting.

Approval of Minutes: There were no minutes from the Workshop with City Council in January.

New Business:

- A. Zoning. Staff presented proposed changes to the zoning code. Please see the attachment titled Proposed Zoning Code Changes. Board members had a lively discussion regarding the proposed changes. Monika made a motion to approve the attached changes as presented by staff with Martin Franciscovich seconding the motion.

Old Business:

- A. Oil Moratorium. There was another lively discussion on the proposed changes to the zoning code pertaining to crude oil. Attached please see the copy of Proposed Zoning Code Changes adding three (3) new definitions to the zoning code as well as additions to the Light Industrial and Industrial zones in reference to oil storage and sales. There was a motion by Monika with a second by Martin to add the new definitions to the zoning code. There was also a motion by Monika and a second by Elaine to add a new addition to the Conditional Use section of the Light Industrial zone and under the permitted uses in the Industrial zone. There was a motion by Martin with a second by Monika to add a new addition to the conditional use section of the Industrial zone. All motions were unanimous.

Good of the Order: Staff is to email out a copy of the zoning maps. Next meeting of the Aberdeen Planning Commission will be on April 21, 2016 beginning at 7:00 p.m. on the 3rd floor of City Hall.

Meeting adjourned.



CITY OF ABERDEEN LEGISLATIVE DEPARTMENT

HONORABLE MAYOR: Erik Larson
THE MEMBERS OF YOUR COMMITTEE ON: Public Works
TO WHOM WAS REFERRED: Community Development Department
RE: The placement of a property on the Local Historic Register

Report and Recommends as Follows: The Aberdeen Historic Preservation Commission held a public hearing on April 28, 2016, to consider one (1) request for the placement of a house on the local register. I have included a staff report outlining the criteria and the recommendations of the Historic Preservation Commission. The Commission determined that the home did indeed qualify for listing under AMC 17.50.040.

It is recommended that the following home be listed on the Aberdeen Historic Register and recorded on the official zoning map with an "HR" designation: 218 West 8th Street.

[Handwritten signature of Lisa Scott]

Lisa Scott, Director
Community Development

Chair

Vice-Chair

Reported May 10, 2016

Council member

Adopted May 10, 2016

Council member



HISTORIC PRESERVATION COMMISSION
APPLICATION FOR PLACEMENT ON THE LOCAL REGISTER OF
HISTORIC PLACES

STAFF REPORT
Report # 2016-16

Description of Proposal: Ray Kahler and Callie White are requesting that the City of Aberdeen place their property on the Aberdeen Historic Register.

Applicant: Ray Kahler and Callie White, 218 West 8th Street, Aberdeen, Washington, 98520.

Location of Proposal & Subject Property Information: The subject property is located at 218 West 8th Street, Aberdeen.

Property Description: Lots 5, 6 & 7, Block 1, Hopkins Addition, Parcel Number 018200100500.

Background: The home is a mid-century style ranch home. It is one of four or five mid-century style homes in the neighborhood. It was built in 1958 by Werner and Jennie Mayr, co-owners of Mayr Brothers, a timber/sawmill company that was a major local employer for decades.

The home was built using clear fir joists and high quality wood materials, as would be expected given the fact that it was built by someone who owned a sawmill. The exterior of the home has vertical cedar siding with saw marks, which was considered a desirable look at the time the house was built. The exterior also have a significant amount of brick.

Criteria: Criteria for determining designation in the Historic Register. Any building, structure, site, object or district may be designated for inclusion in the Historic Register if it is significantly associated with the history, architecture, archaeology, engineering or cultural heritage for the community; if it has integrity; is at least 50 years old, or is of lesser age and has exceptional importance; and if it falls in at least two (2) of the following categories:



1. Associated with events that have made a significant contribution to the broad patterns of national, state or local history.
2. Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
3. An outstanding work of a designer, builder, or architect who has made a substantial contribution to the art.
4. Exemplifies or reflects special elements of the city's cultural, economic, political, aesthetic, engineering or architectural history.
5. Associated with the lives of persons significant in national, state or local history.
6. Has yielded or may be likely to yield important archaeological information related to history or prehistory.
7. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.
8. is a birthplace or grave of an historical figure of outstanding importance and is the only surviving structure or site associated with that person.
9. A cemetery, which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns.
10. A reconstructed building that has been executed in a historically accurate manner on the original site.
11. A creative and unique example of folk architecture and design created by persons not formally trained in the architectural design professions, and which does not fit into formal architectural or historical categories.

The process for designating properties or districts to the Historical Register is as follows:

1. Any person, with the owners consent, may nominate a building, structure, site, object or district for inclusion in the Register of Historic Places. The Commission,

and any member of the Commission, may solicit nominations. In its designation decision, the Commission shall consider the Aberdeen Historic Register and the city's Comprehensive Plan.

2. In the case of individual properties, the designation shall include the UTM reference and all features—interior and exterior—and outbuildings that contribute to its designation.

3. In the case of districts, the designation shall include description of the boundaries of the district; the characteristics of the district, which justifies its designation; and a list of all properties including features, structures, sites and objects, which contribute to the designation of the district.

4. The Historic Preservation Commission shall consider the merits of the nomination according to the criteria in AMC 17.50.040(A) and the nomination review standards established in the Commission's rules.

5. The Commission shall provide notice to the public, the owner(s) and the authors of the nomination, if different, and lessees, if any, of the subject property prior to the meeting at which the nomination will be considered. The notice shall include publication in a newspaper of general circulation in the Aberdeen area, posting of the property, and written notification as required by the Open Public Meetings Act (Chpt. 42.30 RCW).

6. If the Commission finds that the nominated property is eligible for the city's Historic Register, the Commission shall, with the owner's consent, make a recommendation to the Mayor and City Council that the property be listed in the Historic Register. In the case of historic districts, the consent of the owners of 60% of the property, by assessed valuation, within the proposed district boundary shall be required.

7. The public, property owner(s), and the authors of the nomination, if different, and lessees, if any, shall be notified of the listing.

8. Properties listed in the city's Historic Register shall be recorded on official zoning records with an "HR" (for Historic Register) designation. This designation shall not change or modify the underlying zone classification.

The effects of listing on the Historic Register are as follows:

1. Listing on the city's Historic Register is an honorary designation denoting significant association with the historic, archaeological, engineering or cultural heritage of the community. Properties are listed individually or as contributing properties to an historic district.

2. Prior to the commencement of any work on a Historic Register property, excluding ordinary repair and maintenance and emergency measures defined in AMC 17.50.050, the owner must request and receive a Certificate of Appropriateness from the Commission for the proposed work. Violation of this rule shall be grounds for the Commission to review the property for removal from the register.

3. Prior to whole or partial demolition of a register property, the owner must request and receive a waiver of a Certificate of Appropriateness from the Commission.

4. Once the city's Historic Register is recognized as a Certified Local Government Historic Register all properties listed on the city's Historic Register may be eligible for Special Tax Valuation on their rehabilitation (See, AMC 17.50.060).

Findings of Fact:

1. The house is more than 50 years of age as it was constructed in 1958 and it falls within at least 2 of the 11 criteria for determining eligibility.

2. The building reflects special elements of our city's local and economic history. Brower's were a prominent business family in Aberdeen. They operated a clothing business for more than 50 years, clothing most of Aberdeen's resident's. Mid-Century modern house which was a character of a late 1950's style of home, but not so typical for Aberdeen.

4. This home is also associated with the lives of persons significant in local history, the Mayr Family

Staff Recommendations

The Historic Preservation Commission recommends to the Mayor and City Council that the Mayr Home be added to the City of Aberdeen's Historic Register.



HISTORIC PRESERVATION COMMISSION

April 28, 2016
MINUTES

The Aberdeen Historic Preservation Commission met this date in regular session with Chairman Alan Gozart presiding.

Roll call: Alan Gozart, Sylvia Dickerson, Sally McCarthy, Suzie Laird, Roy Vataja and Dann Sears. Absent: Jim Wynans. Also present: Staff, Lisa Scott; Councilman, Alan Richrod; and visitor's Dru Garson and Kelsey Norvil from Greater Grays Harbor Inc.

Approval of Minutes: There were no minutes to be approved.

New Business:

1. **Downtown Historic Walking Tour-Dru Garson and Kelsey Norvil.**
Dru and Kelsey presented to the Commission a downtown historic walking tour and an outline of a tour script. Greater Grays Harbor Inc. is in the process of developing this tour for the downtown Aberdeen area. The tour would begin in June on Thursday's, Friday's and Saturday's beginning at approximately 1:00 pm and begins at the Aberdeen Museum of History. The tours would last for roughly 1 ½ hours. The walking tour would primarily be an educational/historic tour as well as promote commerce in the area. For more information about specific routes and contact, please call Greater Grays Harbor Inc. at 532-7888.
2. **Application for the Aberdeen Historic Register. 218 West 8th Street by the owners Ray Kahler and Callie White.** Staff presented the application to the Commission. The Commission agreed. A motion by Roy with a second by Sally recommending that this home be placed on the Aberdeen Register of Historic Places. Motion approved with Sylvia abstaining.

Old Business:

1. **Active Living.** Staff informed the Commission that the Active Living and Transportation Master Plan were approved by the City Council and that a Complete Street Ordinance was also adopted as a result. Staff let the Commission know that the plan would be available on the City's Website in May.
2. **Pakonen Boat Building Presentation.** Alan Gozart and Staff discussed the possibility of preserving the boat yard.

Good of the Order:

Alan Richrod gave a brief outline of the conference he attended, Revitalize WA. Alan will be presenting a power point in the next few months to the City Council and will also present it to the Commission at an up and coming meeting.

The next meeting is scheduled for May 26, 2016 at 7:00 p.m.

The meeting was adjourned.



City of
Aberdeen



Community Development Department
Building/Code Enforcement/Planning Divisions
200 East Market Street • Aberdeen, WA 98520-5242
PHONE (360) 537-3238 • EMAIL lscott@aberdeenwa.gov
FAX (360) 537-3350 • TDD (360) 533-6668

**CITY OF ABERDEEN
HISTORIC PRESERVATION COMMISSION**

Thursday, April 28, 2016, 7:00 p.m.
Aberdeen City Hall

AGENDA

- A. Call to Order/Roll Call, 7:00 p.m.
- B. New Business
 - 1. Downtown Historic Walking Tour-Dru Garson
 - 2. Application for Historic Register Application-Lisa Scott
218 W. 8th Street – Owner Ray Kahler and Callie White
- C. Old Business
 - 1. Activing Living 98520-Lisa Scott
 - 2. Pakonen Boat Building preservation-Alan Gozart
- D. Good of the Order
 - 1. Next Meeting – May 26, 2016
- E. Adjournment



**CITY OF ABERDEEN REGISTER OF HISTORIC PLACES
CRITERIA FOR DETERMINING DESIGNATION**

SITE: 218 W. 8th Street

DATE: 4-28-16

Any building, structure, site, object or district may be designated for inclusion in the Historic Register if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage for the community; if it has integrity; is a least 50 years old, or is of lesser age and has exceptional importance; and if it fall in at least two (2) of the following categories:

CRITERIA		YES	NO
1.	Associated with events that have made a significant contribution to the broad patterns of national, state or local history.		
2.	Embodies the distinctive architectural characteristics of a type, period, style or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.	X	
3.	An outstanding work of a designer, builder or architect who has made a substantial contribution to the art.		
4.	Exemplifies or reflects special elements of the city's cultural, economic, political, aesthetic, engineering or architectural history.		
5.	Associated with the lives of person significant in national, state or local history.	X	
6.	Has yielded or may be likely to yield important archaeological information related to history or prehistory.		
7.	A building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.		
8.	Is a birthplace or grave of an historical figure of outstanding importance and is the only surviving structure or site associated with that person.		
9.	A cemetery, which derives its primary significance from age, from distinctive design feature, or from association with historic events, or cultural patterns.		
10.	A reconstructed building that has been executed in a historically accurate manner on the original site.		
11.	A creative and unique example of folk architecture and design created by persons not formally trained in the architectural design professions and which does not fit into formal architectural or historical categories.		



ABERDEEN HISTORIC REGISTER INFORMATION SHEET

WHAT IS THE ABERDEEN HISTORIC REGISTER?

The Register is an official list of places important to the history of Aberdeen and worthy of recognition and preservation.

WHAT QUALIFIES A PROPERTY FOR THE HISTORIC REGISTER?

The Aberdeen Historic Register recognizes any building, structure, site, object or district that is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage for the community; if it has integrity; is at least 50 years old, or is of lesser age and has exceptional importance; and if it falls in at least two (2) of the following categories:

1. Associated with events that have made a significant contribution to the broad patterns of national, state or local history.
2. Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
3. An outstanding work of a designer, builder, or architect who has made a substantial contribution to the art.
4. Exemplifies or reflects special elements of the city's cultural, economic, political, aesthetic, engineering or architectural history.
5. Associated with the lives of persons significant in national, state or local history.
6. Has yielded or may be likely to yield important archaeological information related to history or prehistory.
7. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.
8. Is a birthplace or grave of an historical figure of outstanding importance and is the only surviving structure or site associated with that person.
9. A cemetery, which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns.
10. A reconstructed building that has been executed in a historically accurate manner on the original site.
11. A creative and unique example of folk architecture and design created by persons not formally trained in the architectural design professions, and which does not fit into formal architectural or historical categories.

WHAT IS THE PROCESS FOR DESIGNATION?

In order for a property to be placed on the Register, the following steps are taken:

1. Any person, with the owners consent, may nominate a building, structure, site, object or district for inclusion in the Register of Historic Places. The

- Commission, and any member of the Commission, may solicit nominations. In its designation decision, the Commission shall consider the Aberdeen Historic Register and the city's Comprehensive Plan.
2. In the case of individual properties, the designation shall include the UTM reference and all features-interior and exterior-and outbuildings that contribute to its designation.
 3. In the case of districts, the designation shall include description of the boundaries of the district; the characteristics of the district, which justifies its designation; and a list of all properties including features, structures, sites and objects, which contribute to the designation of the district.
 4. The Historic Preservation Commission shall consider the merits of the nomination according to the criteria in AMC 17.50.040(A) (refer to page 1 numbers 1-11) and the nomination review standards established in the Commission's rules.
 5. The Commission shall provide notice to the public, the owner(s) and the authors of the nomination, if different, and lessees, if any, of the subject property prior to the meeting at which the nomination will be considered. The notice shall include publication in a newspaper of general circulation in the Aberdeen area, posting of the property and written notification as required by the Open Public Meetings Act (Chpt. 42.30 RCW).
 6. If the Commission finds that the nominated property is eligible for the city's Historic Register, the Commission shall, with the owner's consent, make a recommendation to the Mayor and City Council that the property be listed in the Historic Register. In the case of historic districts, the consent of the owners of 60% of the property, be assessed valuation, within the proposed district boundary shall be required.
 7. The public, property owner(s) and the authors of the nomination, if different, and lessees, if any, shall be notified of the listing.
 8. Properties listed in the city's Historic Register shall be recorded on official zoning records with an "HR" (for Historic Register) designation. This designation shall not change or modify the underlying zone classification.

WHAT ARE THE BENEFITS OF THE HISTORIC REGISTER PLACEMENT?

Free Advice – Preservation is encouraged by providing a process for the Preservation Commission to review any proposed exterior changes to the register properties, as well as relocation or demolition.

Markers – Markers are provided and installed by the City for all properties on the register.

Educational Program – From time to time, the City will prepare public information programs on historic properties.

Building Code Relaxation – Some relaxation of strict building code requirements is available to properties on the Aberdeen Historic Register in the interest of preserving historic character while still meeting safety requirements. This is discussed on a case-by-case basis with the Aberdeen Building Official, Bob Waite, Phone (360) 537-3214.

Special Property Tax Valuation for Qualified Renovations – A state law enacted in 1985 provides a 10-year special property tax valuation for approved renovations to historic properties on the local register. Such renovations must cost at least 25% of the building's value. Additional information is available from the City of Aberdeen's Community Development Department.

WHAT IS NOT AFFECTED BY PLACEMENT & WHAT IS NOT REVIEWED?

Placement on the register does not affect the use of the structure, nor does it require repairs or restoration.

Listing on the city's Historic Register is an honorary designation denoting significant association with the historic, archaeological, engineering or cultural heritage of the community. Properties are listed individually or as contributing properties to an historic district.

Prior to the commencement of any work on a Historic Register property, excluding ordinary repair and maintenance and emergency measures, the owner must request and receive a Certificate of Appropriateness from the Commission for the proposed work. Violation of this rule shall be grounds for the Commission to review the property for removal from the register.

Prior to whole or partial demolition of a register property, the owner must request and receive a waiver of a Certificate of Appropriateness from the Commission.

WHERE ARE APPLICATIONS AND MORE INFORMATION AVAILABLE?

Contact: City of Aberdeen, Community Development Department
Attn: Lisa Scott, Director
200 East Market Street
Aberdeen, WA 98520
(360) 537-3238
lscott@aberdeenwa.gov
www.aberdeenwa.gov

3/29/16

Lisa,

We can provide more after remodel photos if you would like more - just let me know -
kahler@techline.com, 533-2710 (work)
We wanted to get this done before our new baby arrives next week and just went with what we had.

I think I have more remodel bills, but what I attached is more than 25% of the value of the home, so I assume that is enough for what you need. If not, let me know.

Ray Kahler

City of
Aberdeen



Community Development Department
200 East Market Street • Aberdeen, WA 98520-5242
PHONE (360) 537-3238 • EMAIL lscott@aberdeenwa.gov
FAX (360) 537-3350 • TDD (360) 533-6668

ABERDEEN HISTORIC REGISTER APPLICATION

Date Submitted: 3/29/16

PROPERTY IDENTIFICATION

Property Name: 218 W. 8TH ST

Address: _____

Parcel Number: 018200100500

BOUNDARY JUSTIFICATION/LEGAL DESCRIPTION (for proposed historic districts)

Boundary Justification (if applicable): _____

Legal Description: LOTS 5, 6 + 7, BLOCK 1, HOPKINS ADDITION,
AS PER PLAT RECORDED IN VOL. 3 OF PLATS, PG. 34,
RECORDS OF 6TH COUNTY

PROPERTY OWNER(S), ADDRESS AND ZIP CODE

Name: RAY KAHLER + SARAH (CALLIE) WHITE

Address: 218 W. 8TH ST.

City/State/Zip: ABERDEEN WA 98520

Phone Number: 533 7860 Email Address: KAHLER@TECHLINE.COM

CATEGORY OF PROPERTY (Choose One)

- Building District Object (statue, grave marker, vessel, etc.)
 Archaeological Site Cemetery/Burial Site Structure (bridge, etc.)
 Historic Site (site of an important event)
 Traditional cultural landscape (habitation, agricultural, industrial, recreational, etc.)

DOCUMENTATION

Please provide, as an attachment to this application, a property description which should include the style of architecture, remodeling work, restoration work, details about what is original to the house and so forth. Exterior and interior photographs of the historic property, site plans and legible drawings depicting the structure, if available, are required.



WHAT QUALIFIES A PROPERTY FOR THE ABERDEEN HISTORIC REGISTER?

Any building, structure, site, object or district may be designated for inclusion in the Historic Register if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage for the community; if it has integrity; is a least 50 years old, or is of lesser age and has exceptional importance for two or more of the following reasons: (Check as many as apply.)

- Historical Importance.** The property is: the site of an historic event with an effect upon society; identified with a person or group who had some influence on society; or exemplifies the cultural, social, religious, economic, political, aesthetic or engineering history of the city.
- Architectural Importance.** The property is: (1) an individual building that embodies those distinguishing characteristics of an architectural type, period, style or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction; (2) is the work of an architect, designer or builder who has made a substantial contribution to the art; (3) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event; (4) a reconstructed building that has been executed in a historically accurate manner on the original site; and (5) a creative and unique example of folk architecture and design created by persons not formally trained in the architectural design professions, and which does not fit into formal architectural or historical categories.
- Archaeological Importance.** The property has yielded, or may be likely to yield archaeological information important in pre-history or history.
- Birthplaces, Graves, Cemeteries.** The property is: (1) a birthplace or grave of an historical figure of outstanding importance and is the only surviving structure or site associated with that person; or (2) a cemetery, which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns.

Historic properties must also have "integrity," that is, they have not undergone changes which substantially affect their historic appearance.

CERTIFICATION

- I/We, as owner(s) of the below-named property do agree to place the property on the Aberdeen Historic Register.
- I/We understand that the property will be subject to an advisory review process by the Historic Preservation Commission on any proposed changes to exterior architectural features, to any identified interior historic features, or to new construction on the property or demolition.
- I/We further understand that compliance with the Historic Commission's advice is voluntary except when mandated by the building official.
- I/We also understand that the property will be publicized by the City, its location shown on maps of historic resources and background information published on its historic significance.
- I/We understand that a listing on the Aberdeen Historic Register will be recorded in the chain of title for the property.
- I/We also understand that the registration will be recorded with the Grays Harbor County Auditor's Office.
- I/We understand that changes which require a building permit other than normal maintenance and repair [as defined by AMC 17.50.020(Q)] and emergency measures [as defined by AMC 17.50.020(K)] require a Certificate of Appropriateness from the Historic Preservation Commission before a building permit can be issued.

Historic Property Address: 218 W. 8TH ST, ABERDEEN

Owner(s) Signature(s): R W Fable
(all owners must sign) g d c w

Date: 3/29/16

Please note: Properties which have been altered substantially from their original exterior appearance may not be eligible for the Heritage Register.

SEND THIS COMPLETED FORM WITH ALL ATTACHMENTS TO:

City of Aberdeen – Community Development Department
200 East Market Street
Aberdeen, WA 98520

Questions?
Contact: Lisa Scott
Phone: (360) 537-3238
Email: lscott@aberdeenwa.gov

Attachment to Historic Register Application for 218 W. 8th Street

The home is a mid-century style ranch home. It is one of four or five mid-century style homes in the neighborhood. It was built in 1958/1959 by Werner and Jennie Mayr, co-owners of Mayr Brothers, a timber/sawmill company that was a major local employer for decades.

Werner Mayr wrote a book, *The Cinderella Tree*, that tells the story of his life and the Mayr Brothers company. He mentions moving to 218 W. 8th Street at p.102:

Jennie and I, with four children, moved from Cosmopolis to 218 West 8th Street in Aberdeen to a brand new house finished in early 1959.

Dial phones went into operation at midnight, April 18, 1959, one month after we moved into our new home in Aberdeen. The new neighbors all around us were throwing cocktail parties, which is something we were not used to at all.

We have a set of the original plans for the home.

The home was built using clear fir joists and high quality wood materials, as would be expected given the fact that it was built by someone who owned a sawmill. The exterior of the home has vertical cedar siding with saw marks, which was considered a desirable look at the time the house was built. The exterior also has a significant amount of brick.

When we purchased the home, it still had the original cedar shake roof, which was in poor condition. The deteriorated cedar shake roof was replaced with composition shingles. The home also had the original cedar gutters, which were leaking in places. The gutters were replaced with aluminum gutters. The original stainless steel downspouts were retained. We retained all of the windows and original wood window frames.

We extensively remodeled the inside of the home. We completely remodeled and opened up the kitchen. We installed a porcelain tile floor in the kitchen. We completely remodeled the master bathroom and relocated the door. We completely remodeled the pantry/laundry room. The previous owners had moved the washer/dryer to the basement. We relocated the washer/dryer to the main floor pantry/laundry room as the original owners had it set up.

Many of the original light fixtures no longer worked, and our electrician said that many of them had become fire hazards due to higher wattage bulbs being used over the years than the fixtures were designed to handle. We replaced all of the light fixtures on the main floor with LED can lights and installed a new sputnik chandelier in the dining room. We also replaced the fluorescent light fixtures in the basement with more energy efficient, brighter fluorescent fixtures. The basement rec room

has the original style of light fixtures that were in the home. The electrician said that those fixtures were safe to retain.

All of the electrical outlets on the main floor were rewired with grounded, child-safe outlets except for a few in the office that were not accessible. Due to having to open up ceilings and walls to replace wiring, there were numerous holes in walls and ceilings. We had all of the walls and ceilings on the main floor plastered to cover the holes. The entire main floor was then painted, and crown molding was added to the living room, entryway, kitchen, main hallway, master bedroom, master bath, and pantry/laundry room. New baseboard was also added in the living room, entryway, main hallway, kitchen, master bedroom, and pantry/laundry room.

Plumbing was replaced as determined necessary by the plumber.

The home has an original safe in the basement.

The two full bathrooms on the main floor have had updated lighting and electrical outlets, but otherwise are original. One bathroom has a blue tub, sink and toilet, and the other bathroom has a yellow tub, sink and toilet. The downstairs half bath is also in its original condition.

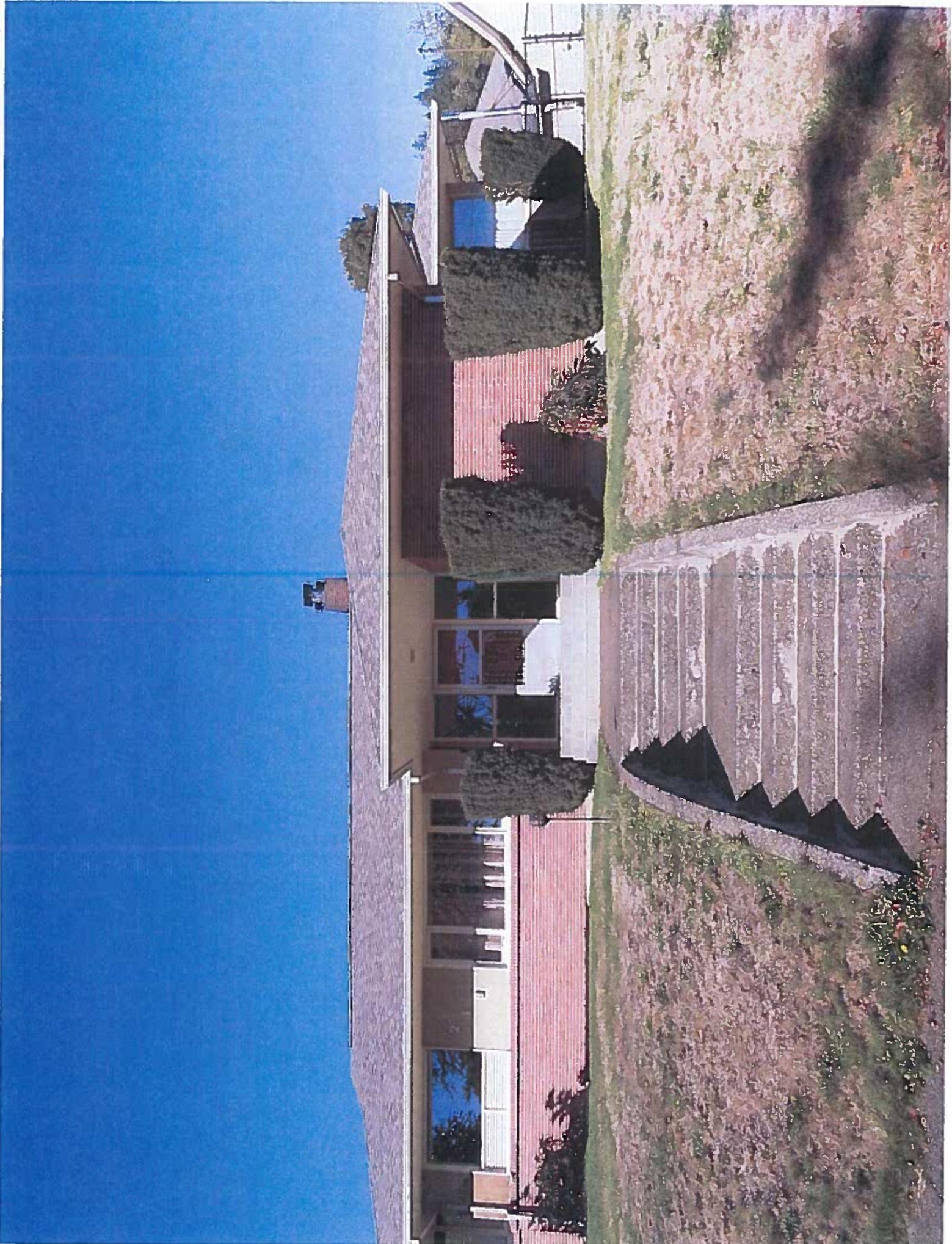
The exterior of the home was painted.

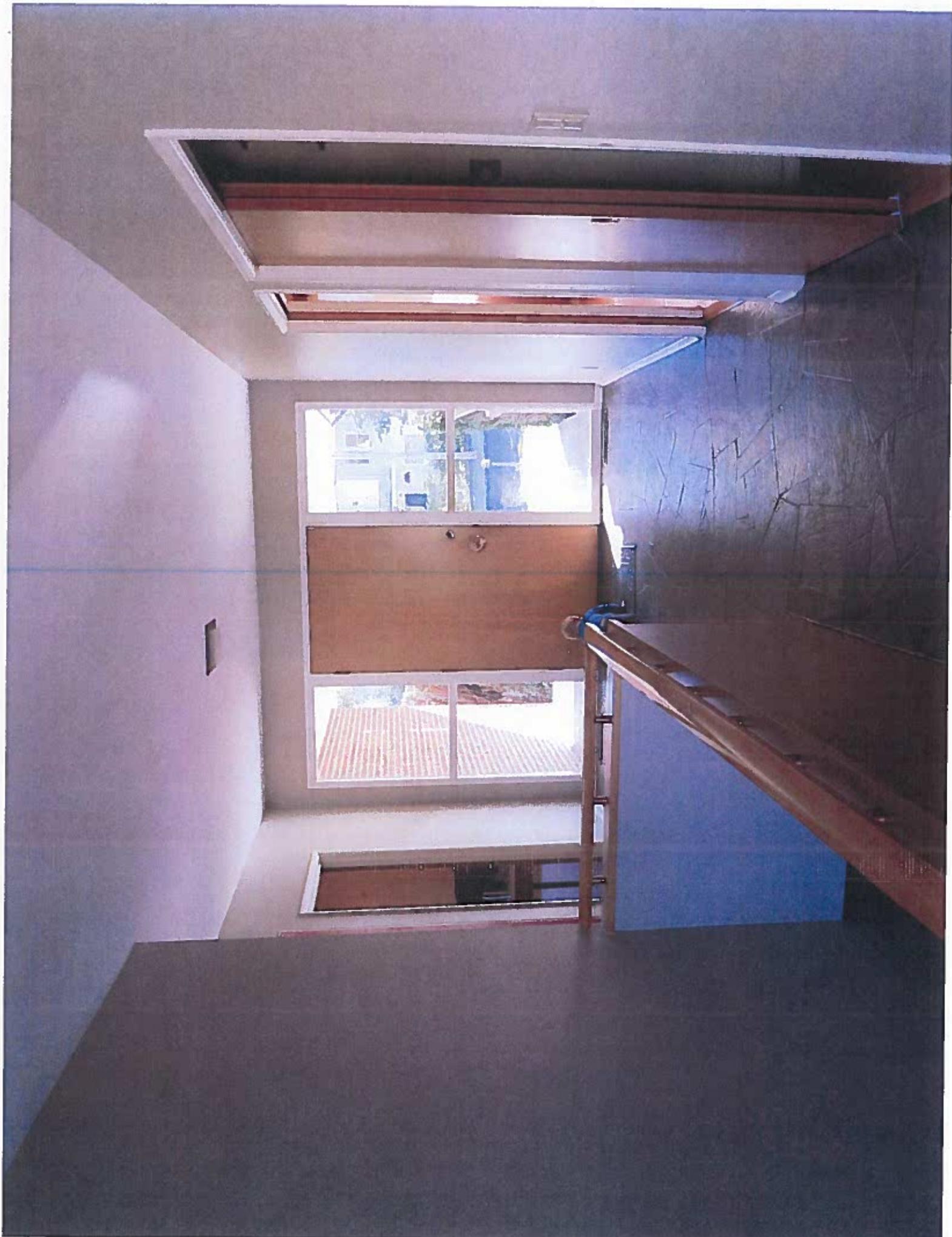
Smoke alarms were added in all bedrooms.

The original slate entrance, original fireplaces, and wood paneling in the office and rec room were retained. A gas insert was added to the living room fireplace.

We replaced most of the window coverings with new drapes or blinds, and shutters in the long wall of windows in the kitchen.

Renovation expenses ultimately cost about 100% of the home's assessed value. We can provide receipts to document the renovation expenses. There is still some work remaining to do. For example, we discovered recently that the exterior drain system is plugged at several of the downspouts.

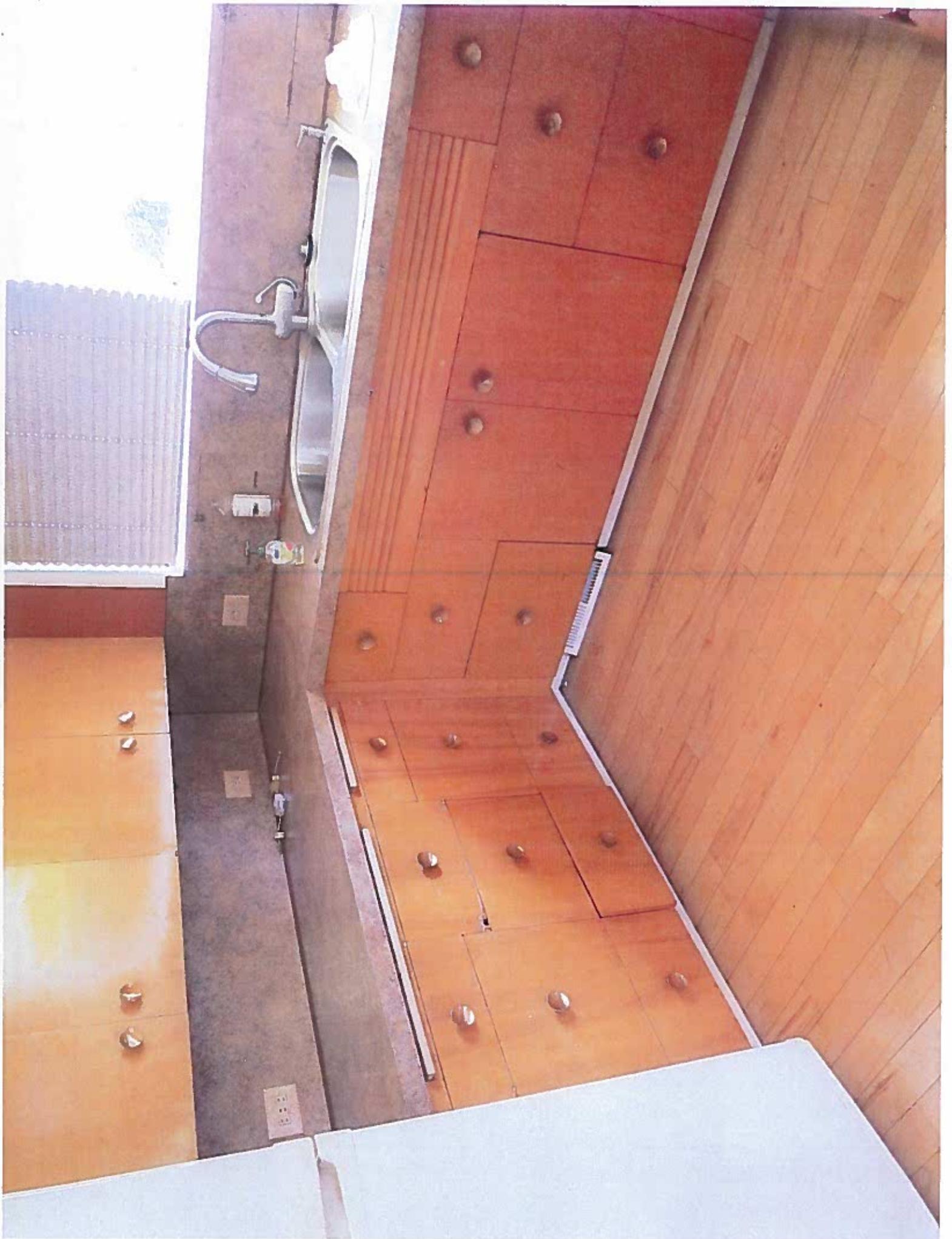










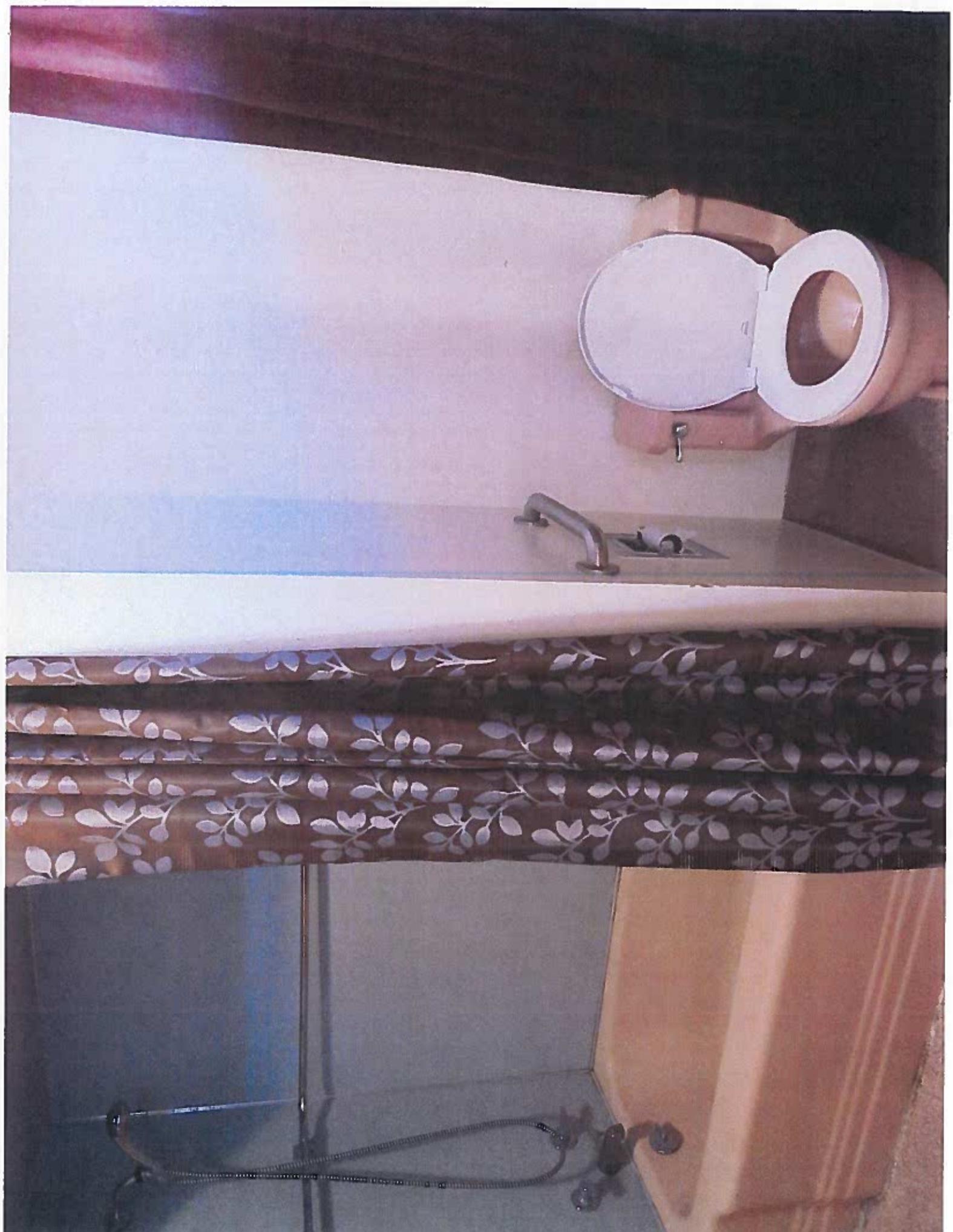


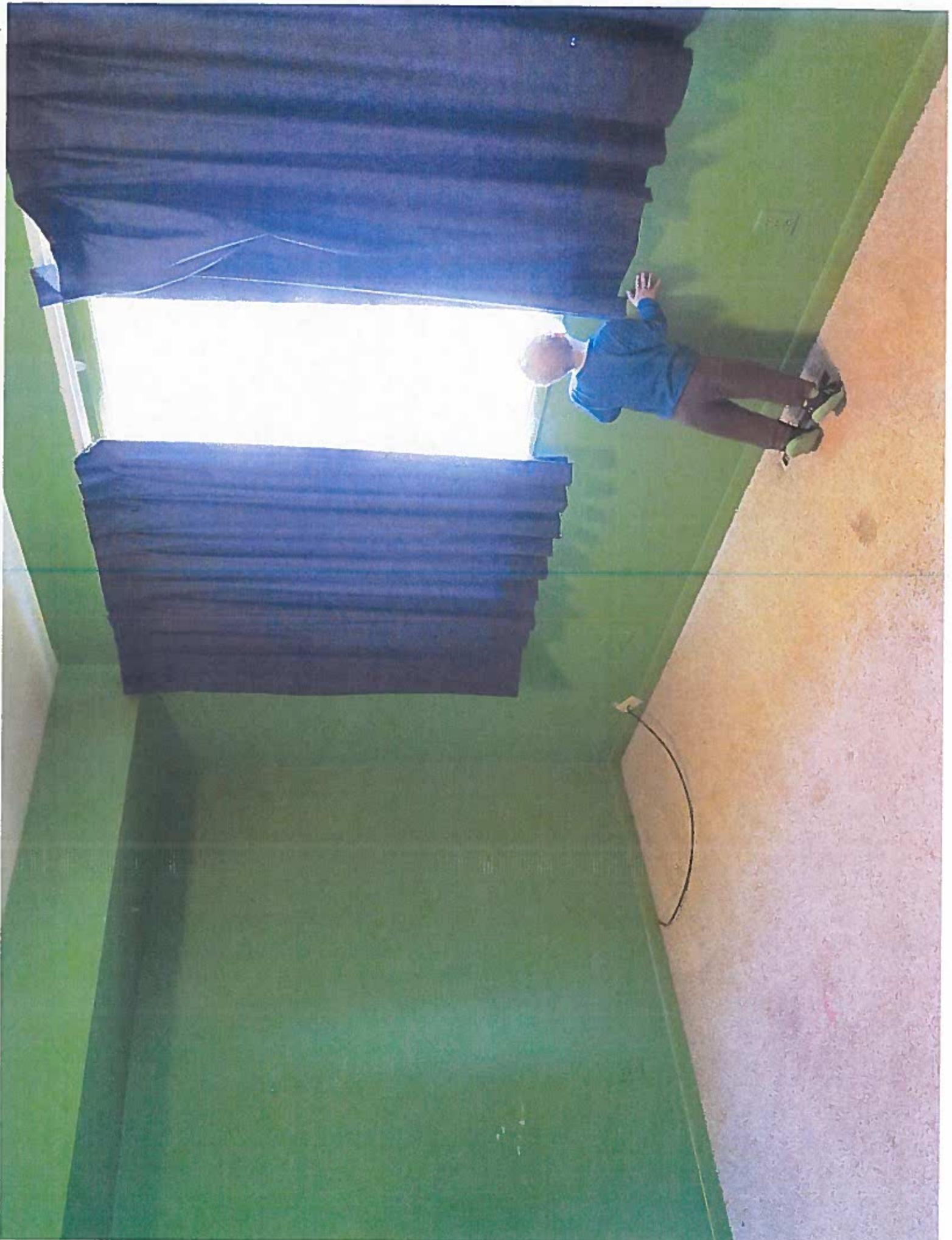








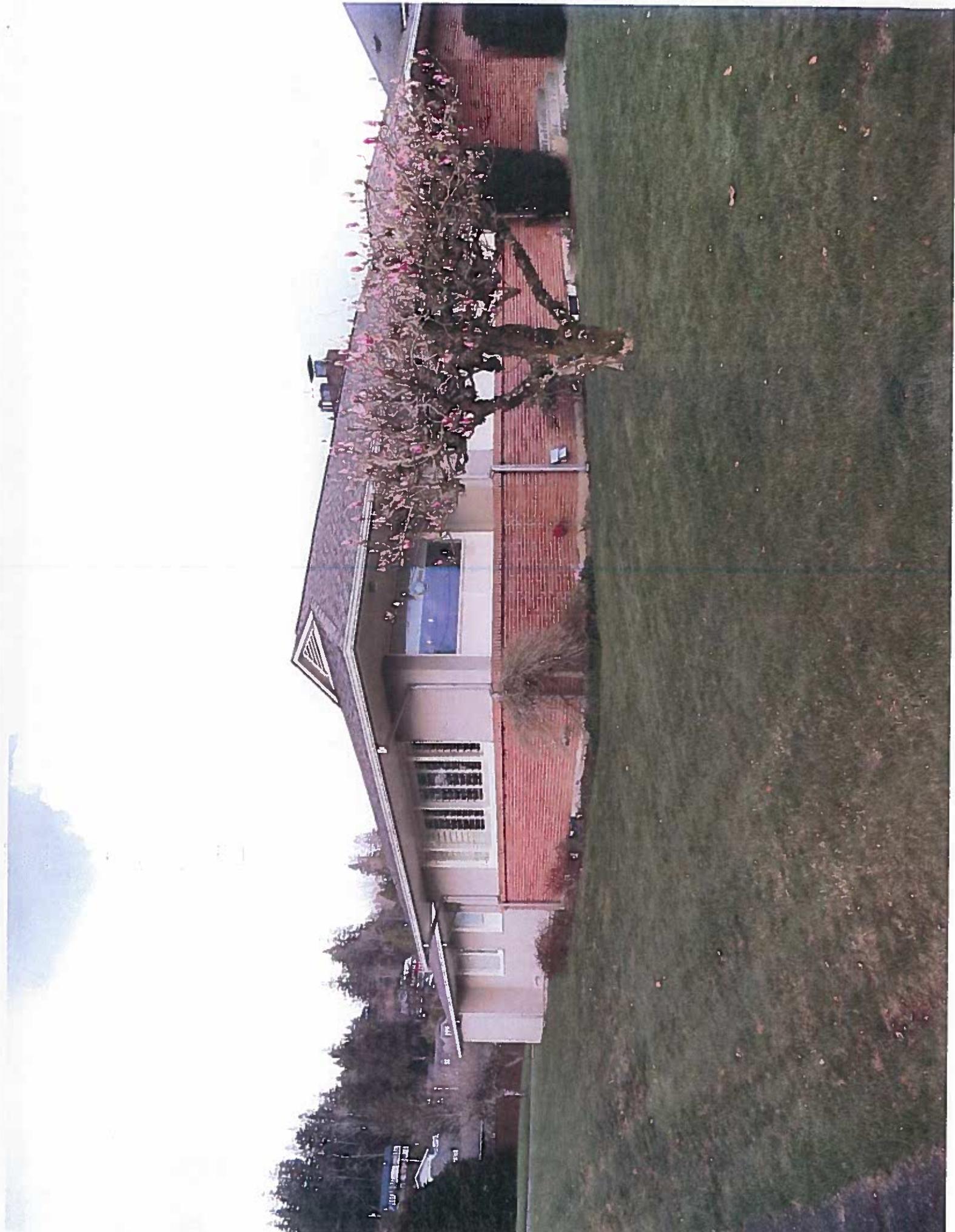


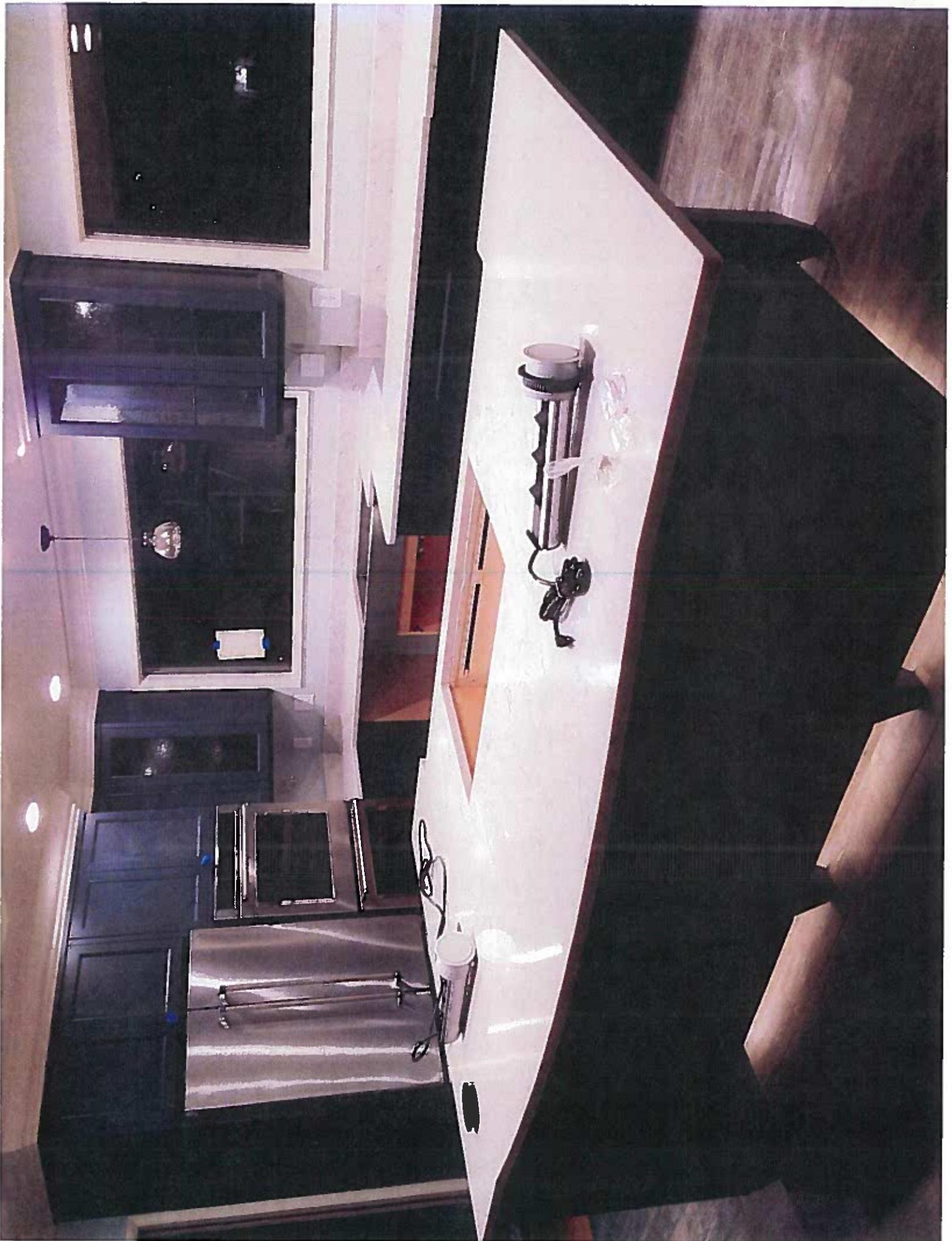


During
After remodel











16 - 02

ORDINANCE NO. 6592

AN ORDINANCE RELATING TO THE ESTABLISHMENT OF A HEARING EXAMINER SYSTEM FOR LAND USE DECISIONS, ADDING A NEW CHAPTER 2.30 TO THE ABERDEEN MUNICIPAL CODE AND AMENDING SECTIONS [INSERT].

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ABERDEEN:

SECTION 1. NEW CODE CHAPTER ADOPTED. The following Chapter 2.30 “Land Use Hearing Examiner” is hereby added to the Aberdeen Municipal Code:

**Chapter 2.30
LAND USE HEARING EXAMINER**

Sections

- 2.30.010 Purpose.
- 2.30.020 Hearing examiner - Creation.
- 2.30.030 Appointment – Confirmation – Removal – Contract.
- 2.30.040 Qualifications.
- 2.30.050 Term.
- 2.30.060 Conflict of interest – Ex parte contact.
- 2.30.070 Hearing examiner – authority and duties.
- 2.30.080 Applications.
- 2.30.090 Report by city staff.
- 2.30.100 Public hearing.
- 2.30.110 Hearing examiner’s decision and recommendation.
- 2.30.120 Reconsideration.
- 2.30.130 Appeal of hearing examiner’s decision.
- 2.30.140 Hearing examiner’s annual report.

2.30.010 Purpose.

The purpose of this chapter is to provide an administrative land use regulatory system which will separate the city’s land use regulatory function from its land use planning function; ensure and expand the principles of fairness and due process in public hearings; and provide an efficient and effective land use regulatory system which integrates the public hearing and decision-making processes for land use matters.

2.30.020 Hearing examiner – Creation.

The office of the hearing examiner is created by the city council. The hearing examiner shall interpret, review and implement land use regulations, hear appeals from orders, recommendations, permits, decisions or determinations made by a city official as set forth in this chapter, and review and hear other matters as provided for in this code and other ordinances. The term “hearing examiner” shall likewise include the hearing examiner pro tem.

2.30.030 Appointment – Confirmation – Removal – Contract.

The hearing examiner shall be appointed by the mayor, subject to confirmation by the city council. An examiner may be removed from office at will and without cause by the mayor; however, such removal shall not affect the ability of the examiner to complete any cases for which he or she has already undertaken the hearing. The examiner may be retained under a professional services contract for a specified term on conditions determined by the mayor. The contract may also provide for examiners pro tem to serve in the absence of the examiner under such terms and conditions deemed appropriate by the mayor.

2.30.040 Qualifications.

Hearing examiners and hearing examiners pro tem shall be appointed solely with regard to their qualifications for the duties of their office and will have such training and experience as will qualify them to conduct administrative or quasi-judicial hearings on regulatory enactments and to discharge the other functions conferred upon them. Hearing examiners shall hold no other elective or appointive office or position with the city.

2.30.050 Term.

The term of appointment for the hearing examiner shall be for a period not to exceed four years, subject to termination as provided in AMC 2.30.040, and shall be coterminous with the term of the mayor. Hearing examiners pro tem may be appointed for such terms and functions as the mayor deems appropriate.

2.30.060 Conflict of interest – Ex parte contact.

A. No hearing examiner shall conduct or participate in any hearing, decision or recommendation in which the hearing examiner has a direct or indirect substantial financial or familial interest, or concerning which the hearing examiner has had substantial prehearing contacts with proponents or opponents. A hearing examiner shall abide by the applicable provisions of state law, including, without limitation, the appearance of fairness doctrine and the Aberdeen Municipal Code.

B. No person, including city officials, elective or appointive, shall attempt to influence a hearing examiner in any matter pending before him/her, except at a public hearing duly called for such purposes, or to interfere with a hearing examiner in the performance of his/her duties in any other way; provided, that this section shall not prohibit the city attorney

from rendering legal services to the hearing examiner upon request, or prohibit other persons or officials from responding in writing to requests for information from the hearing examiner; and further provided, that city officials or employees may, in the performance of their official duties, provide information for the hearing examiner or process a city case before the hearing examiner, when such actions take place or are disclosed in the hearing examiner's hearing or meeting.

2.30.070 Hearing Examiner – Authority and duties.

A. The hearing examiner shall hear and decide the following land use quasi-judicial applications:

1. Rezones which are not of general applicability (site-specific rezones).
2. Variances and conditional use permits.
3. Preliminary subdivisions and planned developments.
3. Shoreline substantial development permits subject to quasi-judicial review, shoreline variances, and shoreline conditional use permits.

B. The hearing examiner shall hear and decide appeals alleging an error in administrative decisions or determinations made under the zoning code or any other development regulations under AMC Title 14 (Environmental Regulations), Title 16 (Subdivisions), and Title 17 (Zoning).

C. The hearing examiner shall conduct public hearings and proceedings required by AMC Titles 14, 16, and 17, the city of Aberdeen Shoreline Master Program, and the State Environmental Policy Act (Chapter 43.21C RCW) and conduct such other hearings or meetings as the city council may from time to time deem appropriate; provided that the substantive SEPA decision and decisions on the associated actions shall be made by the officials designated in the Aberdeen Municipal Code.

2.30.080 Applications.

Applications for all matters to be heard by the hearing examiner shall be presented to the city staff, to be processed according to the applicable provisions of the AMC and the city of Aberdeen shoreline master program. The city staff shall be responsible for assigning a date for the public hearing for each application as required. The hearing examiner may consider two or more applications relating to a single project concurrently, and the findings of fact, conclusions and decision on each application may be covered in one written decision.

2.30.090 Report by city staff.

City staff shall coordinate and assemble the comments and recommendations of other applicable city officials and governmental agencies having an interest in the application, and shall prepare a report summarizing the factors involved, including recommendations and suggested findings and conclusions. At least seven calendar days prior to the scheduled hearing, the report shall be filed with the hearing examiner and copies thereof shall be mailed to the applicant and shall be made available to any interested party at the cost of reproduction.

2.30.100 Public hearing.

A. Before rendering a decision on any application, the hearing examiner shall hold at least one public hearing thereon, as applicable. Notice of the time and place of the public hearing shall be given as provided in the applicable city code governing the application.

B. The hearing examiner shall have the authority granted to administrative bodies and presiding officers under Chapter 2.18 AMC for the conduct of quasi-judicial hearings and may prescribe additional rules and regulations not inconsistent with Chapter 2.18 AMC.

2.30.110 Hearing examiner's decision and recommendation.

A. The hearing examiner's decision or recommendation shall contain the required elements of quasi-judicial final decisions in AMC 2.18.150.

B. At the conclusion of oral testimony at a public hearing, the hearing examiner may establish the date and time at which the public record will close. The public record may be extended beyond the public hearing for the purpose of allowing written testimony to be submitted. The extension shall not exceed 10 working days after the conclusion of oral testimony. All decisions of the hearing examiner shall be rendered within 10 working days after the date the public record closes.

C. The hearing examiner's decision shall be based upon the policies of the comprehensive planning documents of the city, shoreline master program, the standards set forth in the various development regulations of the city or any other applicable program adopted by the city council. When acting upon any of the above applications or appeals, the hearing examiner may grant or deny the application, or may attach reasonable conditions, modifications and restrictions found necessary to make the project compatible with its location and to carry out the goals and policies of the applicable comprehensive plan, shoreline master program, or other applicable plans or programs adopted by the city council.

D. The decision of the hearing examiner on all matters is final and conclusive, unless appealed to Grays Harbor County superior court as provided for in this code or the city of Aberdeen shoreline master program.

E. Upon issuance of the hearing examiner's decision, the city staff shall transmit a copy of the decision by first class mail to the last address provided to the city by the applicant and send a notice of the decision by first class mail to other interested parties requesting the same.

2.30.120 Reconsideration.

The procedures and requirements for a reconsideration of a decision of the hearing examiner shall be as established in AMC 2.18.160.

2.30.130 Appeal of hearing examiner's decision.

A. Appeals of actions of the Hearing Examiner are appealable to Grays Harbor County Superior Court pursuant to Chapter 36.70C RCW, except for shoreline permit actions, which are appealable to the State Shoreline Hearings Board pursuant to Chapter 90.58 RCW.

B. Notice of the appeal and any other pleadings required to be filed with the Court or the Shoreline Hearings Board shall be filed and served as required by the applicable statute.

C. The cost of transcribing and preparing all records ordered certified by the Court or the Shoreline Hearings Board or desired by the appellant for such appeal shall be borne by the appellant. The appellant will be provided copies of hearing tapes by the City and will be responsible for their transcription.

2.30.140 Hearing examiner's report.

A. The hearing examiner shall prepare an annual written report for the city council summarizing activities, actions and observations.

B. The hearing examiner shall meet with the city council as requested, for the purpose of reviewing reported observations, including a review of the policies contained in the comprehensive plans, shoreline master program, development regulations and the administration of these policies.

SECTION 2. CODE SECTION AMENDED. Ordinance [insert] , codified as AMC§§, is hereby amended to read as follows:

[reserved for code amendments necessary to implement Section 1]

SECTION 3. SAVINGS CLAUSE. Ordinance [insert], which is repealed by this ordinance, shall remain in force and effect until the effective date of this ordinance.

SECTION 4. SEVERABILITY. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any other person or situation.

SECTION 5. PUBLICATION BY SUMMARY. The Finance Director is authorized and directed to publish the attached summary in lieu of this ordinance.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage, signing, and publication.

PASSED and APPROVED this 27th day of April , 2016.

ATTESTED:

Erik Larson, Mayor

Sandy Mullin, Finance Director

16 - 02

ORDINANCE NO. _____

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3. Shoreline substantial development permits subject to quasi-judicial review, shoreline variances, and shoreline conditional use permits.

B. The hearing examiner shall hear and decide appeals alleging an error in administrative decisions or determinations made under the zoning code or any other development regulations under AMC Title 14 (Environmental Regulations), Title 16 (Subdivisions), and Title 17 (Zoning).

C. The hearing examiner shall conduct public hearings and proceedings required by AMC Titles 14, 16, and 17, the city of Aberdeen Shoreline Master Program, and the State Environmental Policy Act (Chapter 43.21C RCW) and conduct such other hearings or meetings as the city council may from time to time deem appropriate; provided that the substantive SEPA decision and decisions on the associated actions shall be made by the officials designated in the Aberdeen Municipal Code.

2.30.080 Applications.

Applications for all matters to be heard by the hearing examiner shall be presented to the city staff, to be processed according to the applicable provisions of the AMC and the city of Aberdeen shoreline master program. The city staff shall be responsible for assigning a date for the public hearing for each application as required. The hearing examiner may consider two or more applications relating to a single project concurrently, and the findings of fact, conclusions and decision on each application may be covered in one written decision.

2.30.090 Report by city staff.

City staff shall coordinate and assemble the comments and recommendations of other applicable city officials and governmental agencies having an interest in the application, and shall prepare a report summarizing the factors involved, including recommendations and suggested findings and conclusions. At least seven calendar days prior to the scheduled hearing, the report shall be filed with the hearing examiner and copies thereof shall be mailed to the applicant and shall be made available to any interested party at the cost of reproduction.

2.30.100 Public hearing.

A. Before rendering a decision on any application, the hearing examiner shall hold at least one public hearing thereon, as applicable. Notice of the time and place of the public hearing shall be given as provided in the applicable city code governing the application.

B. The hearing examiner shall have the authority granted to administrative bodies and presiding officers under Chapter 2.18 AMC for the conduct of quasi-judicial hearings and may prescribe additional rules and regulations not inconsistent with Chapter 2.18 AMC.

2.30.110 Hearing examiner's decision and recommendation.

A. The hearing examiner's decision or recommendation shall contain the required elements of quasi-judicial final decisions in AMC 2.18.150.

B. At the conclusion of oral testimony at a public hearing, the hearing examiner may establish the date and time at which the public record will close. The public record may be extended beyond the public hearing for the purpose of allowing written testimony to be submitted. The extension shall not exceed 10 working days after the conclusion of oral testimony. All decisions of the hearing examiner shall be rendered within 10 working days after the date the public record closes.

C. The hearing examiner's decision shall be based upon the policies of the comprehensive planning documents of the city, shoreline master program, the standards set forth in the various development regulations of the city or any other applicable program adopted by the city council. When acting upon any of the above applications or appeals, the hearing examiner may grant or deny the application, or may attach reasonable conditions, modifications and restrictions found necessary to make the project compatible with its location and to carry out the goals and policies of the applicable comprehensive plan, shoreline master program, or other applicable plans or programs adopted by the city council.

D. The decision of the hearing examiner on all matters is final and conclusive, unless appealed to Grays Harbor County superior court as provided for in this code or the city of Aberdeen shoreline master program.

E. Upon issuance of the hearing examiner's decision, the city staff shall transmit a copy of the decision by first class mail to the last address provided to the city by the applicant and send a notice of the decision by first class mail to other interested parties requesting the same.

2.30.120 Reconsideration.

The procedures and requirements for a reconsideration of a decision of the hearing examiner shall be as established in AMC 2.18.160.

2.30.130 Appeal of hearing examiner's decision.

A. Appeals of actions of the Hearing Examiner are appealable to Grays Harbor County Superior Court pursuant to Chapter 36.70C RCW, except for shoreline permit actions, which are appealable to the State Shoreline Hearings Board pursuant to Chapter 90.58 RCW.

B. Notice of the appeal and any other pleadings required to be filed with the Court or the Shoreline Hearings Board shall be filed and served as required by the applicable statute.

C. The cost of transcribing and preparing all records ordered certified by the Court or the Shoreline Hearings Board or desired by the appellant for such appeal shall be borne by the appellant. The appellant will be provided copies of hearing tapes by the City and will be responsible for their transcription.

2.30.140 Hearing examiner's report.

A. The hearing examiner shall prepare an annual written report for the city council summarizing activities, actions and observations.

B. The hearing examiner shall meet with the city council as requested, for the purpose of reviewing reported observations, including a review of the policies contained in the comprehensive plans, shoreline master program, development regulations and the administration of these policies.

SECTION 2. CODE SECTION AMENDED. Ordinance [insert] , codified as AMC§§, is hereby amended to read as follows:

[reserved for code amendments necessary to implement Section 1]

SECTION 3. SAVINGS CLAUSE. Ordinance [insert], which is repealed by this ordinance, shall remain in force and effect until the effective date of this ordinance.

SECTION 4. SEVERABILITY. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any other person or situation.

SECTION 5. PUBLICATION BY SUMMARY. The Finance Director is authorized and directed to publish the attached summary in lieu of this ordinance.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage, signing, and publication.

PASSED and APPROVED this ____ day of _____, 2016.

Erik Larson, Mayor

ATTESTED:

Kathryn Skolrood, Finance Director

**Aberdeen Fire Department
Legislative Report**

COPY

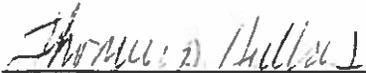
Mr. Mayor;

The Members Of Your Committee On: Public Safety, and the Fire Chief

To Whom It Was Referred: Request authorization for the fire department to purchase two (2) Physio Control LifePak 15 EKG defibrillators utilizing a low interest equipment finance plan offered by U.S. Bank and Physio Control.

Report As Follows: The Fire Department has identified that our two Physio LifePak 12 monitors purchased in 2001 and 2002 will reach end of service life in September 2016. We have been notified by Physio Control that maintenance and replacement parts will no longer be readily available after that date. The LifePak 15 EKG monitors are a critical tool in our delivery of advanced cardiac medical care including 12 lead EKG monitoring, pulse oximetry, end tidal CO2, and interventional therapies including defibrillation and cardioversion. The total cost is \$57,919.36. The sales tax (\$5,719.94) is due at the time of sale. The balance (\$51,199.42) will be financed at 1.9% over 5 years (60 months) with a monthly payment of \$893.94. The EMS 120 Fund has monies available to accommodate the sales tax and monthly payments in the 2016 budget and future EMS budgets will incorporate this expenditure into the budget requests.

Recommend As Follows: That Council authorize the Mayor and Finance Director to sign the required documents supplied by Physio Control and U.S. Bank to execute the Equipment Finance plan to purchase two (2) LifePak 15 monitors over a 60 month period.



Tom Hubbard, Fire Chief

Public Safety Committee

Chairperson

Committee Member

Committee Member

Committee member

Reported, May 11, 2016

Adopted _____ 2016

4/21/2016

Ryan Knodel
Aberdeen FD
700 West Market
Aberdeen, WA 98520



Dear Ryan,

Thank you for allowing Physio-Control, Inc. to provide your company with lease financing for your business equipment needs. Below are options you may choose from in making your equipment leasing decisions. If you have any questions, please email physio-control@usbank.com or call me at 503-603-2826.

Lease Purchase (\$1.00 Purchase Option)

- 100% Financing - Lease Purchase structures generally provide 100% financing including installation and freight as compared to conventional bank financing.
- Guaranteed Purchase Structure - The option to purchase at end of term is fixed.
- Ownership - Equipment is capitalized on your balance sheet.
- Interest & Depreciation - Interest and depreciation may be expensed.
- Preserve Bank Lines - Utilize Bank Lines of credit for the operation of your business.

Description: LIFEPAK 15 and accessories as listed on Quote #00036825

Amount: \$51,199.42

Program: Physio-Control 36 month @ 1.75% preferred customer lease rate / 60 months @ 1.90% preferred customer lease rate

Purchase Option	36		60
Lease Purchase	\$1,458.67		\$893.94

The above pricing matrix represents indicative pricing only and is based on current market conditions. You must add any applicable tax and \$350.00 documentation fee. All transactions and pricing are subject to a formal credit request, review and approval. Please consult your accountant to ensure your balance sheet and tax treatment. If this proposal is acceptable to you, please acknowledge by completing the credit application and return to us along with your choice of Lease and Term. Please call if you have any questions.

Sincerely,
Don Crosby
Finance Specialist

CC: Paula Park , Account Executive

This quote is valid for 30 days from today which will be 5/21/2016.





Physio-Control, Inc
 11811 Willows Road NE
 P O. Box 97006
 Redmond, WA 98073-9706 U.S.A.
 www.physio-control.com
 tel 800 442 1142
 fax 800 732 0956

To	Ryan Knodel ABERDEEN RD 700 W MARKET ABERDEEN, WA 98520 3605321254 rkndel@acerdeeninfo.com	Quote Number	00036825
		Revision #	1
		Created Date	4/20/2016
		Sales Consultant	Paula Park
		FOB	Destination
		Terms	All quotes subject to credit approval and the following terms and conditions
		NET Terms	NET 30
Contract	NASPO #SWS00	Expiration Date	4/29/2016
Promotion	(RF-LIFP) - Low Interest Financing		

Product	Product Description	Quantity	List Price	Unit Discount	Unit Sales Price	Total Price
11140-000015	AC power cord	2.00	77.70	-14.83	63.07	126.14
11140-000072	LP15 AC Power Adapter (power cord not included)	2.00	1,630.70	-310.21	1,320.49	2,640.98
11171-000046	M-LNCS DCI, Adult Reusable Sensor 1/box	2.00	301.00	-45.21	255.79	511.58
11220-000028	Carry case top pouch for use w/LIFEPAK 12 or LIFEPAK 15	2.00	54.60	-11.02	43.58	87.16
11260-000039	LIFEPAK 15 Carry case back pouch	2.00	79.20	-13.00	66.20	132.40
11577-000002	LIFEPAK 15 Basic carry case w/ right & left pouches. INCLUDED AT NO CHARGE: 11577-000001 Shoulder Strap	2.00	309.20	-72.90	236.30	472.60
21330-001176	LP 15 Lithium-Ion Battery 5.7 amp hrs	2.00	453.60	-34.54	358.66	717.32
	LIFEPAK 15 V4 Monitor/Defib, Adaptive Biphasic, Manual & AED, Color LCD, 100mm Printer, Noninvasive Pacing, Metronome, Trending, SpO2, NIBP, 12-Lead ECG, EICO2, Bluetooth					
99577-001955	INCLUDED AT NO CHARGE: 2 PAIR QUIK-COMBO ELECTRODES PER UNIT - 11996-000091, TEST LOAD - 21330-001365, IN-SERVICE DVD - 21330-001486, SERVICE MANUAL CD- 26500-003612 (one per order) and ShipKit- (RC Cable) 41577-000284, HARD PADDLES, BATTERIES AND CARRYING CASE NOT INCLUDED.	2.00	31,495.00	-5,234.38	26,260.62	52,521.24
Trade-in product	Trade in of LIFEPAK 12 Bichasic - 1 Feature towards the purchase of Lifepak 15	1.00	0.00	0.00	-2,500.00	-2,500.00
Trade-in product	Trade in of LIFEPAK 12 Bichasic - 2 Feature towards the purchase of Lifepak 15	1.00	0.00	0.00	-3,500.00	-3,500.00
Subtotal					USD 51,169.42	
Estimated Tax					USD 5,719.94	
Estimated Shipping & Handling					USD 0.00	

Grand Total USD 56,919.36

Pricing Summary Totals

List Price Total USD 68,302.00
Total Contract Discounts Amount USD -11,802.58
Total Discount USD 0.00
Trade In Discounts USD -5,000.00
Tax + S&H USD 5,719.34

GRAND TOTAL FOR THIS QUOTE

USD 56,919.36

PHYSIO-CONTROL, INC. REQUIRES WRITTEN VERIFICATION OF THIS ORDER. A PURCHASE ORDER IS REQUIRED ON ALL ORDERS \$5,000 OR GREATER BEFORE APPLICABLE FREIGHT AND TAXES. THE UNDERSIGNED IS AUTHORIZED TO ACCEPT THIS ORDER IN ACCORDANCE WITH THE TERMS AND PRICES DENOTED HEREIN.

CUSTOMER APPROVAL (AUTHORIZED SIGNATURE)

NAME

TITLE

DATE

Reference Number JY/07210701/94049

CITY OF ABERDEEN.....LEGISLATIVE DEPARTMENT

HONORABLE MAYOR: Erik Larson

THE MEMBERS OF
YOUR COMMITTEE ON: Public Safety

TO WHOM WAS REFERRED: Community Development Department

RE: Crude Oil Facilities

REPORT AND RECOMMEND AS FOLLOWS:

The City Council approved Resolution No. 2015-09 on September 9, 2015 enacting a moratorium banning crude oil.

The City Council forwarded this resolution on to the Planning Commission to discuss and forward back to Council a recommendation on how to handle this potential industry.

The Planning Commission held several public meetings, gathering valuable input and information from the citizens and council members who attended the meetings. The Planning Commission asked for an extension of the moratorium in February of 2016 so that further research could be obtained so that a recommended zoning code change could be presented that would make sense for the City of Aberdeen.

At the March 24, 2016 Special Planning Commission meeting the Planning Commission unanimously recommend the following "proposed" changes to the zoning code be forward on to City Council for discussion and approval. (Please see the attachments entitle Proposed Zoning Code Changes, Pertaining to Crude Oil).



Lisa Scott, Director
Community Development

Public Safety Chair

Public Safety Vice Chair

Reported May 11, 2016

Council member

Adopted May 11, 2016

Council member

PROPOSED ZONING CODE CHANGES

(Pertaining to Crude Oil)

17.04.070 Definitions.

(New definitions)

65. "Oil or oils" means petroleum products that require further refinement before its intended use by consumers, identified with USDOT placard number 1267.

81. "Sales, wholesale liquid petroleum sales" means a facility that sells a substance used as a gas for fuel other than oil and defined in Aberdeen Municipal Code Section 17.04.070(65). The product is stored in the liquid state at the facility.

82. "Sales, wholesale oil storage and sales" means a facility that stores, transfers and/or conducts wholesale sales of oil as defined in Aberdeen Municipal Code Section 17.04.070(65). Wholesale Oil Storage and Sales excludes facilities that store, transfer and/or sell oil (as defined in AMC 17.04.070(65)) solely for the purpose of retail sales.

17.44 LIGHT INDUSTRIAL

17.44.030 Conditional Uses.

New Addition.

- E. Wholesale liquefied petroleum sales.

17.48 INDUSTRIAL

17.48.020 Permitted Uses.

New Addition.

- L. Wholesale liquefied petroleum sales

17.48.040 Conditional Uses.

New Addition.

- I. Wholesale oil storage and sales.



PLANNING COMMISSION

Thursday, March 24, 2016

MINUTES

Acting Chairman Randy Ross called this special meeting of the Aberdeen Planning Commission to order at 7:00 p.m. in the Council Chambers on the third floor of Aberdeen City Hall.

Roll Call: Randy Ross, John Martinsen, Monika Kuhnau, Martin Franciscovich and Elaine Redner were present. Dan Lindgren was excused from the meeting. Also present: Staff, Lisa Scott and visitor Samantha Hammer and Councilman Alan Richrod.

Election of Officers: Postponed until the April Meeting.

Approval of Minutes: There were no minutes from the Workshop with City Council in January.

New Business:

- A. Zoning. Staff presented proposed changes to the zoning code. Please see the attachment titled Proposed Zoning Code Changes. Board members had a lively discussion regarding the proposed changes. Monika made a motion to approve the attached changes as presented by staff with Martin Franciscovich seconding the motion.

Old Business:

- A. Oil Moratorium. There was another lively discussion on the proposed changes to the zoning code pertaining to crude oil. Attached please see the copy of Proposed Zoning Code Changes adding three (3) new definitions to the zoning code as well as additions to the Light Industrial and Industrial zones in reference to oil storage and sales. There was a motion by Monika with a second by Martin to add the new definitions to the zoning code. There was also a motion by Monika and a second by Elaine to add a new addition to the Conditional Use section of the Light Industrial zone and under the permitted uses in the Industrial zone. There was a motion by Martin with a second by Monika to add a new addition to the conditional use section of the Industrial zone. All motions were unanimous.

Good of the Order: Staff is to email out a copy of the zoning maps. Next meeting of the Aberdeen Planning Commission will be on April 21, 2016 beginning at 7:00 p.m. on the 3rd floor of City Hall.

Meeting adjourned.



BUDDY POPPY DAYS PROCLAMATION

WHEREAS, the annual distribution of Buddy Poppies by the Veterans of Foreign Wars of the United States has been officially recognized and endorsed by government leaders since 1922;

WHEREAS, VFW Buddy Poppies are assembled by disabled veterans and the proceeds of this worthy fund-raising campaign are used exclusively for the benefit of disabled and needy veterans and the widows and orphans of deceased veterans;

WHEREAS, the annual distribution of Buddy Poppies by the VFW reflects the Nation's desire to "Honor the Dead by Helping the Living"; **NOW, THEREFORE,**

I, Erik Larson, Mayor of the city of Aberdeen, do hereby proclaim Friday, May 20, through Saturday, May 21, 2016, as "Buddy Poppy Days" in the city of Aberdeen and call on all patriotic citizens to wear a Buddy Poppy as mute evidence of our gratitude to the men and women of this country who have risked their lives in defense of the freedoms which we continue to enjoy as American citizens.

I urge all citizens to join me by contributing generously to this good cause through your Buddy Poppy donations on the days set aside for distribution of these symbols of appreciation for the sacrifices of our honored dead.

IN WITNESS WHEREOF, I have set my hand and caused the Official Seal of the City of Aberdeen to be affixed this 11th day of May, 2016.

Erik Larson, Mayor

ATTEST:

Sandy Mullin, Acting Finance Director