



Case number:	10000A-09
Address:	citywide
Application type:	City Code Amendment regarding Accessory Dwelling Units
Applicant:	City of Bloomington

This file will contain the following items as they become available:

1. Agenda information
2. Staff report
3. Draft ordinance

Additional information

To receive copies of submitted development applications, supplemental documents, and (in some cases) building and site plans please contact the Planning Division at 952-563-8920 or planning@ci.bloomington.mn.us.

Your comments are important!

If you wish to communicate to the Planning Commission about this agenda item, please include:

- Your name
- E-mail address
- Full mailing address (number, street name, city, state, ZIP)
- Daytime telephone number
- Case file number
- Date of hearing

You may not receive a detailed response to your e-mail, but your comments, if received in time, will be presented to the Planning Commission.

If you wish to send comments via e-mail, write to planning@ci.bloomington.mn.us. Anonymous e-mails will not be forwarded.

Originator COMMUNITY DEVELOPMENT	Item City Code Amendment - Accessory Dwelling Unit Standards	#
Agenda Section HEARINGS/PUBLIC INPUT	By MMA	Approved Date May 7, 2009

Description

Item 3

Case 10000A-09

GENERAL INFORMATION

Applicant: City of Bloomington

Request: City Code Amendments – Accessory Dwelling Unit Standards

REQUEST

Accessory Dwelling Units (ADU) are defined as an “attached residential living unit that provides complete independent living facilities for one or more persons separate from a main unit on the same parcel.” The Planning Commission and City Council reviewed this issue during discussions regarding the Housing Element of the 2008 Comprehensive Plan update in July 2007. The 2008 Comprehensive Plan recommends adopting standards permitting ADUs. Creating an ADU ordinance is part of the Planning Division’s 2009 adopted Work Plan.

The Planning Commission will be requested to provide input and make a recommendation on the proposed ADU standards. A draft ordinance is included with this agenda item. An overview of the ordinance purpose, proposed standards, and proposed approval processes will be provided with the staff report for this item.

CHRONOLOGY

Planning Commission Meeting: 2/12/09 – Study meeting discussion.

City Council Meeting: 3/30/09 – Study meeting discussion.

Planning Commission Meeting: 5/7/09 – Public hearing on amendments to the City Code for Accessory Dwelling Unit Standards

Council Action

Motion by _____ Second by _____ to _____

DEADLINE FOR AGENCY ACTION

Application Date:	03/31/09
60 Days:	05/29/09
Extension Letter Mailed:	No
120 Days:	07/28/09

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Item 3

GENERAL INFORMATION

Applicant: City of Bloomington

Request: Ordinance to create Accessory Dwelling Unit standards, thereby amending Chapters 14, 19, and 21 of the City Code

PROPOSAL

Accessory Dwelling Units (ADU) are defined as an “attached residential living unit that provides complete independent living facilities for one or more persons separate from a main unit on the same parcel.” They are designed to be small, self-contained living units that have their own kitchen area, bedroom, and bathroom space. The Planning Commission and City Council reviewed this issue during discussions regarding the Housing Element of the 2008 Comprehensive Plan update in July 2007. The 2008 Comprehensive Plan recommends adopting standards permitting ADUs. Creating an ADU ordinance is part of the Planning Division’s 2009 adopted Work Plan. Based on input from City staff, a literature review, Planning Commissioners and City Council members staff has prepared a draft ordinance that would regulate the standards and regulations of ADUs.

ANALYSIS

ADUs have been recognized around the country as a strategy to increase the amount of affordable housing in a community and assist homeowners with mortgage and ownership costs without requiring City funding. These types of units exist as a middle ground between two-family dwellings and the renting of rooms to boarders. They provide a low-impact way for a community to expand its range of housing choices. The most common reasons cited for allowing ADUs are:

1. to expand the supply of affordable housing for both owners and renters in the community;
2. to provide a means for homeowners, particularly the elderly, to obtain extra income, security, companionship, and service;
3. to make more efficient use of existing housing stock and infrastructure; and
4. to provide a mix of housing that responds to changing family needs.

Source: www.mrsc.org/Publications/textadu.aspx

Except for two-family dwellings, City Code prohibits more than one dwelling unit per lot in single-family residential zoning districts; ADUs are not permitted per the current Zoning Code. The renting of rooms to not more than two roomers in a single-family dwelling is a permitted accessory use in the R-1, R-1A, and RS-1. Property owners who rent rooms in a single-family home must apply for a yearly rental license, which requires a fee (currently \$82) and inspection conducted by the Environmental Health Division.

Creating an ADU ordinance is not expected to drastically increase the amount of affordable housing in Bloomington. It is intended to provide another tool in the ‘housing toolbox’ and support the

Comprehensive Plan Housing Element goals to “Support the provision of affordable housing” and “Strive for housing that serves residents at each stage of their lives.”

Bloomington’s average household size fell during every decennial census period since 1960; from 4.2 in 1960 to 2.3 in 2000. In addition to falling household size, Bloomington is also home to an aging population. From 1960 to 2000, the percentage of residents over the age of 65 rose from 3% to 16%. ADUs can provide an opportunity for independent, multi-generational living as well as additional revenue for elderly residents living alone.

FREQUENTLY ASKED QUESTIONS

Would someone be allowed to construct an apartment over a detached garage?

No, ADUs would only be permitted if attached to the four season living space of the primary dwelling.

What are the benefits of owning an ADU?

Tenants can provide financial security to homeowners. ADUs can also help meet a family need to independently house family members of all ages (such as college-aged children or elderly parents) on-site.

Could I create an ADU on my lot and still rent out rooms in my house?

No. The proposed standards allow only one rental license per lot. Currently, renting out rooms in a single-family dwelling requires a rental license. Owners would need to choose between renting out rooms in their home and creating an ADU.

Will ADUs create a parking problem?

Residents interested in creating an ADU must meet the parking requirement for a single-family home before an ADU can be considered. The parking requirement for a single-family home requires four off-street spaces, two of which are within a garage or an area that could be occupied by a garage. Homeowners with a single-car garage and no other parking areas would be unable to create an ADU.

Could someone construct a large ADU addition in the rear of their house?

Any additions or renovations required to construct an ADU must meet current Zoning Building Code standards, and impervious surface limits. The amount of lot coverage, building setbacks, height restrictions and other regulations will remain the same. One of the proposed standards is to limit the maximum size of the ADU to less than 960 square feet or no more than 33% of the gross living area of the house (including the ADU), whichever is less.

Are there home types that are more easily converted than others?

Split level and ranch style houses are good candidates for conversion. Other home features that may lend themselves to adding an ADU include walk-out basements, two-story homes, and larger homes.

STANDARDS AND REGULATIONS

Approval process

Renting rooms in a single-family home to no more than two roomers is a permitted accessory use. Staff recommends treating ADUs that meet proposed standards in the same manner, as a permitted accessory use.

Creating a more onerous process for ADUs could lead to situations where homeowners go to great lengths to present the appearance of a roomer situation when in fact the created area shares more characteristics with an ADU. A public hearing process could also create a situation in which the public assumes the city has a higher level of discretion than it actually has. As a permitted accessory use, ADUs would be subject to review by the Planning, Building and Inspection, and Environmental Health Divisions. ADUs created by building additions would be subject to existing setback, lot coverage, exterior materials, and other applicable City Code regulations. Applicants requesting a variance to any of these standards, such as a setback variance, would be subject to City Council approval.

Location and size

The proposed ordinance allows ADUs only in the R-1 or RS-1 residential zoning districts. The R-1A zoning district contains homes not connected to municipal sanitary sewer service, which would not meet the proposed requirement that homes with ADUs must be connected to sanitary sewer and water service. ADUs would not be permitted on sites with less than 11,000 square feet. 11,000 square feet is the minimum site size for a single-family home.

% of total residential parcels in R-1 and RS-1 Zoning Districts by size	
< 7,000 sq. ft.	.5%
7 – 11,000 sq. ft.	16.2%
11 – 15,000 sq. ft.	32.4%
> 15,000 sq. ft.	50.9%

ADUs must be attached to four season living space or located within a single-family home. ADUs are not permitted in conjunction with two-family dwellings, townhomes, or multiple-family dwellings. ADUs would not be permitted in detached garages or structures. Staff believes allowing ADUs in detached structures does not promote the appearance of a single-family home and would be more difficult, if not impossible, to convert back to single-family living space once the ADU is no longer in use.

The minimum size for an ADU is 300 square feet and the maximum size must not exceed 960 square feet. The minimum floor area for a two-family dwelling is 960 square feet; the upper maximum of 960 is used to not confuse an ADU with a two-family home.

Occupancy

Occupancy in an ADU is limited to two persons. Staff feels the impacts of a single-family home with an ADU with two occupants would be very similar to a single-family home with two roomers. Homeowners who rent out an approved ADU to occupants other than family members would be required to obtain an annual rental license.

Parking

The minimum single-family parking standards (four off-street spaces, two of which are within a garage or an area that could be occupied by a garage) must be met before an ADU can be created. Homes with a single-car garage that lack space to construct an additional off-street spaces would not be able to create an ADU.

Appearance

ADUs and associated single-family dwelling units must clearly be designed and constructed to maintain the outward appearance of one single-family dwelling. Both the primary and accessory dwelling unit must meet current Minnesota State Building Code provisions, including but not limited to fire resistance and sound insulation standards between units.

ADU Example

An example of a recently constructed ADU in Savannah, Georgia is included with this staff report and labeled Appendix A. Included is a site plan and photos of the ADU. The 776 square foot ADU attached to the rear elevation of a 2,545 square foot single-family ranch-style home would meet the standards in the proposed ordinance.

Metro Comparison

Of the 10 largest communities in the region, three allow ADUs while several other metro cities permit ADUs with varying standards and approval process (see Appendix B). The majority of these cities reported they have processed very few ADU applications in the past several years.

RECOMMENDATION

In Case 10000A-09, staff recommends approval of an ordinance that would amend the City Code standards for Accessory Dwelling Units.



← Walkway to ADU

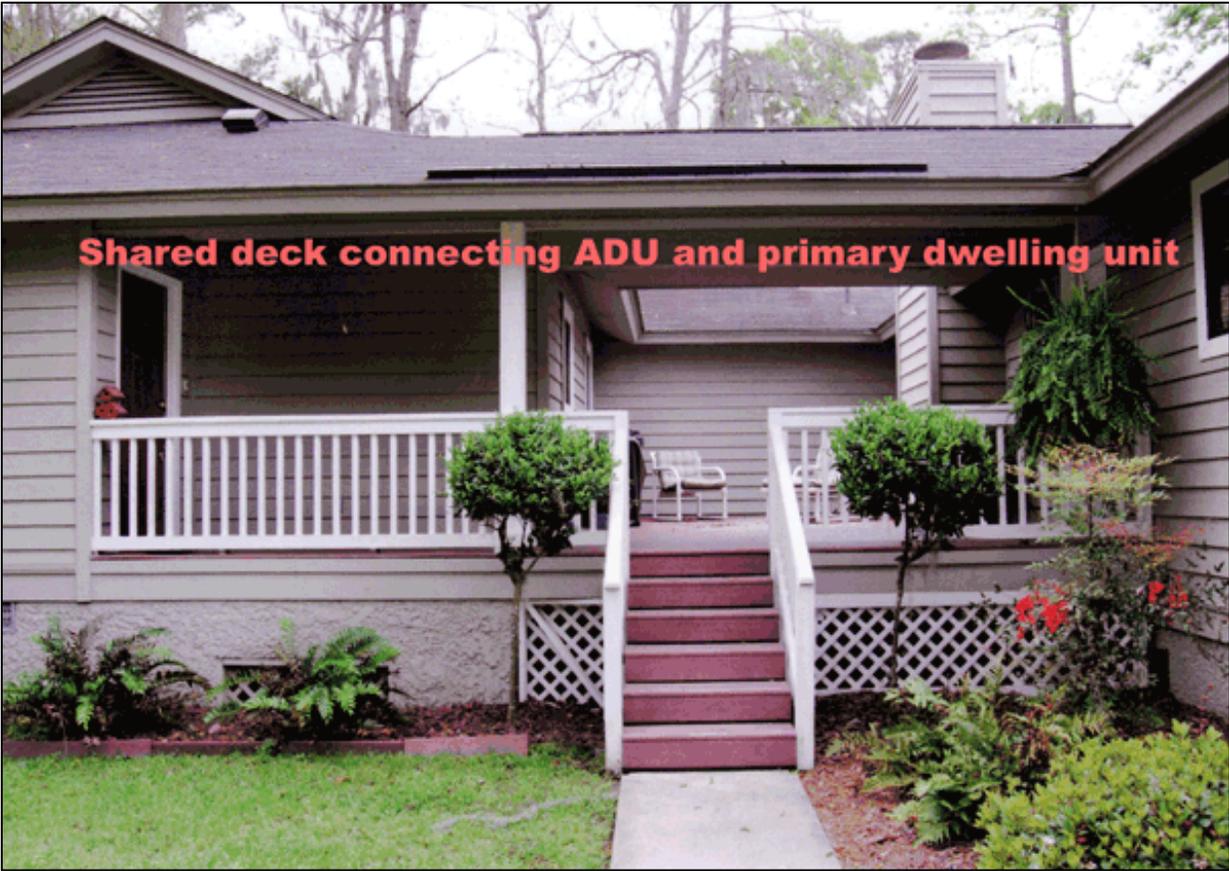


Back elevation



Primary dwelling unit

ADU



Metro Comparison

Of the 10 largest communities in the region, three allow ADUs (Table 1). Several other metro cities permit ADUs with varying standards and approval process (Table 2). The majority of these cities reported they have processed very few ADU applications in the past several years.

Table 1

City	Approval process	Standards
Minneapolis	Conditional Use Permit	<ul style="list-style-type: none"> • Within Ventura Village district only.
St. Paul	Conditional Use Permit	<ul style="list-style-type: none"> • ADU must have originally been built as a carriage house dwelling to house domestic employees. • Applicant shall obtain a petition signed by 2/3rds of property owners within 100 ft.
Brooklyn Park	Not permitted	
Plymouth	Permitted in new subdivisions	<ul style="list-style-type: none"> • Must be located over attached or detached garages • Must be built at same time of principal structure • No more than 1 ADU per lot • Owner occupancy required in either the ADU or primary unit • Rental license required for ADU • 2 off-street parking spaces required • ADU shall not exceed 1,000 sq. ft.
Eagan	Not permitted	
Coon Rapids	Not permitted	
Eden Prairie	Not permitted	
Burnsville	Not permitted	
Maple Grove	Not permitted	
Woodbury	Not permitted	

APPENDIX B

Table 2

City	Approval process	Standards
Apple Valley	Conditional use permit	<ul style="list-style-type: none"> • min. lot size 40,000 sq. ft. • ADU shall not be less than 300 ft. • Owner occupancy required in either the ADU or primary unit • Must be attached • No more than 1 ADU per parcel • No more than 3 persons and 2 bedrooms
Chanhasen	Temporary variance	<ul style="list-style-type: none"> • Must demonstrate need based on disability, age, or financial hardship to receive the variance • Dwelling must have appearance of a single-family home including the maintenance of one driveway and entrance
Long Lake	Conditional use permit	<ul style="list-style-type: none"> • Lot must be at least twice the min. lot size required by code • ADUs cannot exceed 900 sq. ft. • Only 1 ADU allowed per lot • Must be rented to relatives of the principal unit • 2 off-street parking spaces required
Minnetonka	Conditional use permit	<ul style="list-style-type: none"> • Only 1 ADU per dwelling • Owner occupancy required in either the ADU or primary unit • ADU must not have no more than 35% of the gross living area of the house or 950 sq. ft., whichever is less
Stillwater		<ul style="list-style-type: none"> • Min. lot size based on the residential zoning district • May be attached to the principal unit or located in a detached structure • Max size is 800 sq. ft.
White Bear Lake	Conditional use permit	<ul style="list-style-type: none"> • Owner occupancy required in the primary unit • ADUs shall not be smaller than 200 sq. ft. nor exceed 880 sq. ft. or 40% of the habitable area of the principal unit, whichever is less

ORDINANCE NO. 2009-

AN ORDINANCE CREATING STANDARDS FOR ACCESSORY DWELLING UNITS AS ACCESSORY USES IN THE R-1 AND RS-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS, THEREBY AMENDING CHAPTERS 14, 19 AND 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 14 of the City Code is hereby amended by deleting those words that are contained in brackets [] and adding those words that are underlined, to read as follows:

CHAPTER 14

LICENSES AND PERMITS

ARTICLE I. GENERAL PROVISIONS

SEC. 14.03. FEES.

Except as otherwise stated in this Code, the fees for the various licenses and permits shall be as hereinafter stated.

License/Permit	Required by Section	Annual Fee
Single-family dwellings/room	14.510	82.00
<u>Single-family dwellings/Accessory Dwelling Unit</u>	<u>14.510/</u> <u>21.302.03</u>	<u>82.00</u>

ARTICLE VI. HOUSING LICENSES AND REGULATIONS

Division B. Rental Room(s) in Single-Family Dwelling Units

SEC. 14.509. DEFINITIONS.

The following words and terms, when used in this Division, shall have the following meanings, unless the context clearly indicates otherwise:

Accessory dwelling unit - A secondary dwelling unit that is:

- (A) physically attached to or within a single family dwelling unit;
- (B) subordinate in size to the single family dwelling unit;
- (C) fully separated from the single family dwelling unit by means of a wall or floor, with or without a door;
- (D) uses a separate entrance than the primary dwelling unit; and
- (E) meets the definitional requirements for a Dwelling Unit (cooking, living, sanitary and sleeping facilities) as defined in Section 19.03.

Boarding house or rooming house - a dwelling unit where lodging with or without meals is provided for compensation and occupied by five (5) or more adult individuals.

Dwelling unit - one (1) or more rooms arranged for residential use containing cooking, living, sanitary and sleeping facilities and physically separated from any other rooms or dwelling units which may be in the same structure.

Family - one (1) or more persons related by blood, marriage or adoption, including foster children, or a group of not more than four (4) adult individuals (excluding personal care attendants, in accordance with Minnesota Statutes, Sections 256B.04, Subdivision 16 and 256B.0625, Subdivision 19 and Minnesota Rules, Rule 9505.0335), occupying a dwelling unit. This definition of family includes those persons renting rooms, pursuant to Bloomington City Code Section 19.27(c)(4) and Section 19.27.01(b)(2)(E). (See Boarding House.)

Housing Code – Adopted versions of the International Residential Code and International Property Maintenance Code as referenced in Section 15.01~~[Uniform Housing Code, 1985 Edition and any amendments thereto].~~

Housing Inspector - the Manager of the Environmental ~~[Services]~~ Health Division or designee ~~[and/or his authorized representative].~~

Issuing Authority - the City of Bloomington License Section.

Rent - consideration paid for the use of the premises, including, but not limited to money, services, or a combination thereof; or shared housing expenses with persons not part of the homeowner's family.

Room - interior space enclosed by walls or separated from other similar spaces by walls or partitions.

Single-Family Dwelling Unit - a residential building containing one (1) dwelling unit and any approved Accessory Dwelling Unit ~~[including detached, semi-detached, and attached dwellings].~~

Division C. Time-of-Sale Housing Evaluations

SEC. 14.522. DEFINITIONS.

The following words and terms, when used in this Division shall have the following meanings, unless the context clearly indicates otherwise:

Accessory dwelling unit - A secondary dwelling unit that is:

- (A) physically attached to or within a single family dwelling unit;
- (B) subordinate in size to the single family dwelling unit;
- (C) fully separated from the single family dwelling unit by means of a wall or floor, with or without a door;
- (D) uses a separate entrance than the primary dwelling unit; and
- (E) meets the definitional requirements for a Dwelling Unit (cooking, living, sanitary and sleeping facilities) as defined in Section 19.03.

Dwelling - one (1) or more rooms arranged for residential use and physically separated from any other rooms or dwelling units which may be in the same structure. Types of dwelling are as follows:

- (1) **Dwelling, single-family** - a residential building containing one (1) dwelling unit and any approved Accessory Dwelling Unit ~~[including detached, semi-detached and attached dwellings].~~
- (2) **Dwelling, two-family** - a residential building containing two (2) attached dwelling units ~~[including detached, semi-detached and attached dwellings]~~ but not including Accessory Dwelling Units.
- (3) **Dwelling, multiple-family** - a building or portion thereof containing three (3) or more dwelling units.

Section 2. That Chapter 19 of the City Code is hereby amended by deleting those words that are contained in brackets [] and adding those words that are underlined, to read as follows:

CHAPTER 19

ZONING

ARTICLE I. GENERAL PROVISIONS

SEC. 19.03. DEFINITIONS.

Accessory dwelling unit - A secondary dwelling unit that is:

- (A) physically attached to or within a single family dwelling unit;
- (B) subordinate in size to the single family dwelling unit;
- (C) fully separated from the single family dwelling unit by means of a wall or floor, with or without a door;
- (D) uses a separate entrance than the primary dwelling unit; and
- (E) meets the definitional requirements for a Dwelling Unit (cooking, living, sanitary and sleeping facilities) as defined in Section 19.03.

Dwelling - Any building or any portion thereof which is not an "Apartment House" or a "Hotel" as defined in the Building Code, Chapter 15, which contains one or more "Apartments" or "Guest Rooms" used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or which are occupied, or which are occupied for living purposes. Single-family, two-family and multiple-family dwellings are as follows:

- (A) Dwelling, single-family. A residential building containing one dwelling unit and any approved Accessory Dwelling Unit [~~including detached, semi-detached and attached dwellings~~].
- (B) Dwelling, two-family. A residential building containing two attached dwelling units [~~including detached, semi-detached and attached dwellings~~] but not including Accessory Dwelling Units.
- (C) Dwelling, multiple-family. A building or portion thereof containing three or more dwelling units.

Dwelling unit - One or more rooms arranged for residential use containing cooking, living, sanitary and sleeping facilities and physically separated from any other rooms or dwelling units which may be in the same structure.

ARTICLE II. ADMINISTRATION AND PROCEDURE

SEC. 19.14. FEES.

- (a) The following fees shall be applicable to application or petition for conditional uses, interim uses, rezonings, variances, ordinance changes, development plans, environmental reviews and similar applications:

(14) <u>Accessory Dwelling Unit, administrative review as per Section 21.302.03</u>	<u>\$120.00</u>
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ARTICLE III. ZONING DISTRICT MAP, ZONING DISTRICTS AND DISTRICT USES

SEC. 19.27. SINGLE-FAMILY RESIDENTIAL (R-1A, R-1) DISTRICTS.

(c) Permitted accessory uses -

- (11) [~~Reserved.~~]Accessory Dwelling Units in the R-1 district in accordance with the standards set forth in Section 21.302.03.

SEC. 19.27.01. LARGE LOT SINGLE FAMILY RESIDENTIAL DISTRICT RS-1.

(b) Uses -

- (2) Permitted Accessory Uses -

- C. [~~Reserved.~~]Accessory Dwelling Units in accordance with the standards set forth in Section 21.302.03.

Section 3. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets [] and adding those words that are underlined, to read as follows:

CHAPTER 21

ZONING AND LAND DEVELOPMENT

ARTICLE III. DEVELOPMENT STANDARDS

Division B. Use Standards

SEC. 21.302.03 ACCESSORY DWELLING UNITS.

- (a) **Purpose and Application.** In order to accommodate the housing needs of residents while protecting the public health, safety, and general welfare of the community, the Council finds that these regulations are necessary in order to:
- (1) create new housing units while respecting the appearance and character of single-family dwellings;
 - (2) provide housing that responds to changing family needs, privacy standards, and household sizes;
 - (3) make more efficient use of existing housing stock and infrastructure; and
 - (4) encourage the creation of additional affordable housing.
- (b) **Standards.**
- (1) Zoning district. Accessory Dwelling Units must be located within the R-1 or RS-1 residential zoning districts.
 - (2) Minimum site size. Accessory Dwelling Units must not be located on a site less than 11,000 square feet in area.
 - (3) Parking. Accessory Dwelling Units are not permitted on residential sites that do not meet the minimum parking standards for a single-family dwelling unit (four off-street spaces, two of which are within a garage or area that could be occupied by a garage – see Section 21.301.06). The total number of vehicles parked or stored must conform with the standards in Section 12.03.
 - (4) Location. Accessory Dwelling Units must be attached to the single-family dwelling four season living space or located within single-family dwelling units. Accessory Dwelling Units are not permitted in conjunction with two-family dwellings, townhomes/rowhomes, or multiple-family dwellings. Accessory Dwelling Units are not permitted in, or attached to, detached structures, including, but not limited to, detached garages or accessory buildings.
 - (5) Number. No more than one Accessory Dwelling Unit is permitted per residential site.
 - (6) Convertibility. With respect to the point of attachment, degree of attachment, and the coordination of floor plans between the single family dwelling unit and the associated Accessory Dwelling Unit, the Accessory Dwelling Unit must be designed and constructed to allow conversion of the Accessory Dwelling Unit back to single family residential space in the future.
 - (7) Home occupations. Home occupations are allowed within an Accessory Dwelling Unit, subject to existing performance standards, provided the combined impacts of home occupations in the Accessory Dwelling Unit and associated single family dwelling unit do not exceed the performance standards for one single family dwelling unit, including but not limited to the number of employees, signs, deliveries, pick-ups, and client appointments per site. Home businesses are not allowed within Accessory Dwelling Units.
 - (8) Size. Accessory Dwelling Units must be at least 300 square feet in area but must be less than 960 square feet in area. Accessory Dwelling Unit floor area must not exceed 33 percent of the four season living area of the associated single family dwelling unit (exclusive of the Accessory Dwelling Unit). The associated single family dwelling unit must continue to meet minimum floor area requirements.
 - (9) Utilities. Accessory Dwelling Units are prohibited on sites not served by municipal sewer and water. Separate utility metering for the Accessory Dwelling Unit is prohibited.
 - (10) Ownership. Accessory Dwelling Units may not be subdivided and may not be otherwise separated in ownership from the associated single family dwelling unit.
 - (11) Bedrooms. No more than two bedrooms are permitted in the Accessory Dwelling Unit.

- (12) Rental license. Rental of either the Accessory Dwelling Unit or associated single family dwelling unit requires a rental license pursuant to Chapter 14 (Licenses and Permits) of the City Code. Only one rental license is permitted per residential site.
- (13) Occupants. Occupancy is limited to two persons in the Accessory Dwelling Unit.
- (14) Appearance. Accessory Dwelling Units and associated single family dwelling units must clearly be designed and constructed to maintain the outward appearance of one single family dwelling; the appearance of a two-family dwelling must be avoided.
- (15) Single family dwelling standards. Accessory Dwelling Units in combination with their associated single family dwelling unit must conform to all City Code requirements for single-family dwellings, including but not limited to setback, height, impervious surface, motor vehicle, recreational vehicle and accessory structure standards.
- (16) Building Code Compliance. The Accessory Dwelling Unit and the associated single family dwelling unit must meet current Minnesota State Building Code provisions, including but not limited to fire resistance and sound insulation standards between units.

(c) **Site plan requirements.** Any application for an Accessory Dwelling Unit must be accompanied by:

- (1) an existing conditions survey showing property lines, existing and proposed structures, existing and proposed impervious surface areas (call out overall percentage impervious), setbacks, and required off-street parking;
- (2) a letter of narrative describing the proposed Accessory Dwelling Unit;
- (3) elevation drawings depicting both the existing and proposed structure from all four directions; and
- (4) a floor plan of both the single family dwelling and the associated Accessory Dwelling Unit indicating points of entrance and floor areas.
- (5) In the event an Accessory Dwelling Unit is proposed entirely within the existing floor area of a single family dwelling, the existing conditions survey is not required and elevation drawings are required only for those elevations proposed to be altered.

(d) **Approval process.** All Accessory Dwelling Unit applications must be approved by the Planning Manager.

Passed and adopted this _____ day of _____, 2009.

Mayor

ATTEST:

Secretary to the Council

APPROVED:

City Attorney