

GRAND JUNCTION PLANNING COMMISSION

June 30, 1976

M I N U T E S

The regular meeting of the Grand Junction Planning Commission was called to order at 8:00 A.M., in the City Council Chambers, Grand Junction City Hall by Chairman, LEVI LUCERO, with the following members present: FRANK SIMONETTI, JOHN ABRAMS, JERRY WILDS, JANE QUIMBY and JEANINE RIDER.

Also present were: DON WARNER, Sr. City Planner; KARL METZNER, Planning Technician; BONNIE PEHL, Acting Secretary and approximately 15 interested persons.

The minutes of the previous meeting were approved as mailed.

Jane Quimby made a comment that when the Planning Commission members made a motion on the items, that they be careful to state just what they meant. This request was brought up due to the fact that in the past the City Council found the wording of the motions to be slightly obscure and were unable to determine just what the person meant.

Don Warner added one discussion item concerning the 12th Street right-of-way below Winters and stated that Dale Hollingsworth from the Chamber of Commerce would be there to talk to the Board about it.

1. #41-76: PROPOSED BULK DEVELOPMENT

Petitioner: Lee and Joan Fetters
Location: 715 North 7th Street

Don Warner pointed out the property. He stated that the proposal is to build a new home on the front part of the lot and to remodel the existing house on the rear part of the lot into a nursery school which is an allowed use in this zone.

Don Warner: There is enough room on the lot for this. They plan on building a Cape Cod style home on the front part of the lot which would fit in well with the rest of the neighborhood and the existing building would be pretty well hidden and there will be placing a separation wall between the two buildings. They show some chain link fencing and some open area. I think we should propose they have a loading zone.

Levi Lucero: How big is the existing building?

Lee Fetters: The house is 1,600 square feet in the back and the new house will be 2,100 square feet.

Frank Simonetti: If, for some reason, does not prosper as a nursery school, could it be used as another residence?

Don Warner: They would have to come back and ask to change the use. They could ask for a bulk development; with a bulk development the unit on the back would not have to front on the street. The land could not be split into separate ownerships, however.

Levi Lucero: Are there any comments from the neighbors?

Karl Metzner: The people were concerned about the use of 7th Street for access to the nursery school. They were told the alley would have to be used for access.

Jane Quimby: Is the alley paved?

Lee Fetters: The alleys are not paved.

Don Warner: The only comments the engineering department had is a showing of what will be paved and the drainage slopes.

Levi Lucero: Is there anyone here to speak for this proposal? Against the proposal? Hearing no answer, we will close the hearing. I will share the concern about loading and unloading the children.

Don Warner: I think we need to have an area where the cars can pull in and let the children out.

Lee Fetters indicated that an area is already provided.

Jane Quimby: I think a circular type pull in, like those in Sherwood Park, would be the appropriate thing here.

Levi Lucero: Any further discussion?

Jerry Wilds: We talked about the historic of 7th Street. Where were the boundaries on that?

Levi Lucero: Belford was the boundary but, of course, the new house would fit nicely in there.

Don Warner: In order to do this however, you would have to rezone to Historic and we don't have such a zone now. We will have to work on getting this type of zone put together if you would like to have one.

Levi Lucero: I think we should because this is something that we will be getting a lot of requests on.

Jeanine Rider: If we are having an intention of changing this zone to a historic zone, I would like to see that this be the exception.

Jane Quimby: We know of the need for child care centers and I don't think there is one in this area.

Jeanine Rider: Would the traffic through the alleys be a problem?

Don Warner: The traffic department didn't think there would be a problem with it.

Jane Quimby: How many children would you be taking care of?

Lee Fetters: About 30.

Jerry Wilds: There is a problem that needs to be worked out as far as access is concerned. This could generate 20 or 30 cars two times a day.

Mrs. Fetters: I don't think you really understand that it's not a matter of people coming in at 8 A.M. to leave the children and picking them up at 5 P.M. It is a continual thing. Most of the time the parents don't even get out of the car - they just drop the children off and pick them up, it only takes a minute or two.

Jerry Wilds: Yes, but the majority would be delivered and picked-up at 8 and 5 which will create a problem with them stopping and blocking traffic.

Don Warner: Mr. Fetters has agreed to make a semi-circle drive for loading and unloading.

Jane Quimby: The Fetters are new comers to the community and I think I can vouch for their responsibility.

Jerry Wilds: I think in a lot of ways the location is good and I can think of only one other nursery school in this part of town. Therefore, I make a motion that we recommend to the city council the approval of the bulk development with the condition that the circular driveway be included in the proposal and that the design of the driveway meet with the approval of the city traffic department.

Jeanine Rider seconded the motion and it was passed unanimously.

Virginia Flager entered the meeting at this time.

Jeanine Rider suggested that information on a historic zone be presented to the Planning Commission at their next regular meeting.

2. #43-76: PROPOSED PETERSON-IRWIN SUBDIVISION REPLAT:

Petitioner: J.C. Irwin

Location: 2100 Block North side of I-70 Business

Don Warner: This is an existing subdivision and the request is just to replat lots 5 and 7 into more tracts. The comments I had from utilities were that they want to get with the developer and see how they are going to service these lots with sewer and water before the request goes to council if it passes. They wish to split lot 5 into two tracts and lot 7 into 4 tracts.

Levi Lucero: Are there any questions? Are there any proponents in the audience? Are there any opponents in the audience?

Don Warner: Mr. Irwin is in the audience if you have any questions for him.

Levi Lucero: Mr. Irwin, do you have anything you wish to say about this?

J.C. Irwin: The only thing I have to say is I am sure we can work out the sewer and water situation satisfactorily.

Don Warner: I will need these comments before going to the council meeting with the request.

Levi Lucero closed the hearing and asked for comments from the members.

Jerry Wilds: It looks to me like they are just breaking the lots up into more useable sites. What is the zone there?

Don Warner: C-2, heavy commercial.

Jeanine Rider: I move that we recommend to council the approval of the replat subject to Mr. Irwin working out the service of these lots with utilities.

Jerry Wilds seconded the motion and it was passed unanimously.

3. #17-76: PROPOSED FINAL PD-B (Planned Development - Business)
Vida Alegre Apartments:

Petitioner: Levi and Bernice Lucero
Location: 509 - 28½ Road

Levi Lucero excused himself from the Board on this item due to the interest he has in the request. Virginia Flager was acting chairman during his absence.

Karl Metzner: This is a final plat of what you saw last month. We didn't have any further comments except the fire department asked for a hydrant.

Levi Lucero: We have that taken care of now.

Karl Metzner: The landscaping has been approved by Parks and Recreation department and Levi has given us a letter for an improvement district for the street improvements.

Levi Lucero: The drainage ditch will be changed into a sprinkler and irrigation system.

Jerry Wilds: Where will the trash pick up be for the apartments?

Levi Lucero: I left it open because there are several good spots for it.

Don Warner: If you are going to put it inside, the city will have to have an easement.

Karl Metzner: We are getting a blanket easement but with the circular driveway, I don't think it will be any problem.

John Abrams: There is a 20' drainage road easement shown on plat and a 10' easement as well, why is that?

Levi Lucero: The 10' easement is for the ditch. They said they would like to maintain that ditch but they have given me a letter so I can landscape it.

Virginia Flager: Those ditch companies can certainly give a land owner

a hassle and I don't think it's right for them to ask for these easements.

Jerry Wilds: The parking area will be black topped won't it?

Levi Lucero: Yes.

Virginia Flager: Are there any opponents to this request? Are there any proponents? There being no response the hearing will be closed.

Jerry Wilds: I have a question on the subdivision plat. It is a replat so are we approving the two or just parcel A?

Karl Metzner: Just parcel A.

Levi Lucero: There is a minor error in the legal description but we will get that taken care of.

Virginia Flager: I think that drainage road easement is kind of stupid because it goes nowhere and because there is not way to go any further.

Jerry Wilds: Any ditch that is open requires an easement.

Levi Lucero: It is a collector for three smaller irrigation ditches.

Virginia Flager: They could give you some real harassment over that.

Jerry Wilds: I will make a motion that we recommend approval of the subdivision plat subject to the correction of the legal description and the placement of the statement of exception on the plat by Western Engineers.

John Abrams seconded the motion and it was passed unanimously.

Jeanine Rider: I make a motion to recommend to council the approval of the PD-B.

Jerry Wilds suggested that the area for trash pick-up be settled with sanitation as an amendment to the motion.

John Abrams seconded the motion as amended and it was passed unanimously.

4. #39-76: PROPOSED CAVANAGH SUBDIVISION:

Petitioner: Harold Morgenson, J.D. Kendrick, Paul Cavanagh

Location: Southeast corner of C Road and Holly Lanes

Karl Metzner: This is a minor subdivision. They are asking for a three lot split on a parcel that is less than an acre. All utilities are available except for sewer which will be available in June of 1977. There are no comments and no adverse review from the agencies.

Levi Lucero: Do they plan to put septic tanks on it until the sewer is available?

Karl Metzner: They can't on this size lot. There is an existing

house on the property which has a septic tank.

Don Warner: They can go and get a special permit for a sealed tank which is no longer in use when the sewer comes in.

Levi Lucero: What are your intentions Mr. Cavanagh, are you planning to build right away?

Paul Cavanagh: No that is not our intention right now but if we do decide to build before the sewer goes in, we will use the sealed tanks.

Levi Lucero: Are there any questions of Karl or Mr. Cavanagh? Is there anyone in the audience that wishes to speak either for or against this request? If there are no further questions or comments, we will close the hearing.

Jerry Wilds: Does this meet all the street requirements?

Don Warner: This shows the right-of-way for C Road to be the same as you passed the other night and it shows the required right-of-way necessary on C Road.

Jeanine Rider: I like the idea Conni brought out at the other night's meeting about bringing the people closer to the core area and I think this is a good way to do it and help prevent sprawl.

Jane Quimby: What the zone there?

Karl Metzner: R-1-C

Frank Simonetti: I make a motion to recommend approval of this request to the council.

Jeanine Rider seconded the motion and it was passed unanimously.

5. #40-76: PROPOSED FINAL FOR BOOKCLIFF VIEW SUBDIVISION:

Petitioner: Douglas Holling - Frank N. Nisley, Jr.
Location: 27 3/8 and C 1/4 Roads

Don Warner: This is the final plat of this subdivision. There will be 39 dwelling units on 7.98 acres. The streets, curb, gutters and sidewalks will be installed by the developer. This is also on Orchard Mesa. The only comments are from the fire department for some fire hydrants. Those will be in the sewer district. The engineering department asked about 25' right-of-way on 27 3/8 Road and we found the west side has 30' and that is the reason for the 20' right-of-way shown on the plat. This is in phase three of the sewer district; everybody else said "ok" on their comment sheets. The area is being provided with cul-de-sacs for any further need of streets for development.

Levi Lucero: There are no changes from the first one?

Don Warner: There are no changes except for the improvements and the fire hydrants.

Jerry Wilds: There is an obvious error on this subdivision plat. Lots 7 and 8 are not the same size in Block 3.

Don Warner asked Doug Holling to get the plat corrected before it goes any further.

Virginia Flager asked the staff to write a letter to the engineering firm who had made the mistakes on the plats (Western Engineers) asking them to check their work more carefully and to send a copy to the state licensing firm.

Levi Lucero: Are there any questions or comments from anyone in the audience? Are there any proponents or opponents to this proposal? If there are none, we will close the hearing.

John Abrams: Laguna Drive runs east and west, is this within the boundaries of what we are trying to do with streets and names?

Don Warner: These streets do line up with the streets out there. I think we should have the council look at an ordinance to change the whole thing on Orchard Mesa so it will fit with what we are trying to do.

Jerry Wilds: I will make a motion that we recommend approval of this with the stipulation that the corrections be made on the plat prior to the request going to City Council.

Virginia Flager seconded the motion and it was passed unanimously.

6. #45-76: PROPOSAL FOR A CONDITIONAL USE - SONIC BURGER:

Petitioner: Ted A. and Margery E. Vath c/o Lee Trudgeon - Gale & Co.
Location: 1051 and 1061 North Avenue

The agenda was amended to show that Logan Wright Investments is really the petitioner for this item.

Don Warner: This is a proposal for a Sonic Burger Drive-In at 11th and North Avenue. It is the area that is occupied with Frank Rose's office. At this time we have two letters from surrounding property owners which I have given to Levi. We have some comments from Ron Rish and Steve McKee and it says they recommend against allowing the two curb-cuts on North Avenue. 12th and North is the busiest intersection in the City, this site is on the "signal side" of the 12th and North intersection and access to North Avenue is readily available via 11th St. The first parking space at both entrances is too close to the entrances. Cars backing out would block entrance and may interrupt traffic on public way. The alley must remain two-way traffic. We have talked to the developer on this and suggested that they have a drive on 11th and the alley on 11th as their access. This is the recommendation of the staff, the engineering department and the traffic department because of the amount of traffic in this general area. The developers have indicated that they need at least one curb cut off North Avenue. They show two on the plan, but they said they would accept one on North Avenue; the traffic and engineering department say no curb cuts on North Avenue.

James Golden (representing the petitioner): I would like to introduce Mr. McKanns and let him tell you about the operation. The initial plan showed two entrances off North Avenue but after meeting with the engineering department, traffic department and planning staff we are willing to take only one curb cut. We will be eliminating the two end stalls here to avoid traffic backing out onto North Ave., and blocking traffic.

Mr. McKanns: We have a fast food operation and we pride ourselves on having a good, clean operation. As for the traffic on North Avenue, when the heaviest traffic loads are on North Avenue, most of our customers are already in and eating. All ordering is done by speakers and we prepare the food after it is ordered, it is not pre-prepared.

Jim Golden: What are your peak hours?

Mr. McKanns: Between 12 and 12:30. Our really slow time is between 1:30 and 6:00 P.M.. Our daily hours are from 10:30 A.M. to 11 P.M.

Frank Simonetti: You are across from the college, I can see a lot of foot traffic going over there.

Levi Lucero: Do you have an eating area outside?

Mr. McKanns: We don't have any way of serving foot traffic, it is all for automobile traffic.

Jane Quimby: I assume there is a standard building plan for all these drive-ins. Could we see one of the plans?

Mr. McKanns: We don't have one with us right now.

Jerry Wilds: Did you say you are going to eliminate two of the stalls on the end?

Jim Golden: Yes.

Jane Quimby: I am curious as to why you are across from the college and you will be doing only vehicular type business. I certainly want to see what kind of building and operation you intend to have.

Jim Golden: In making an observation, basically, the type of operation that has been approved along North Avenue in the last few years would be compatible to this proposal and I would hope you would not discriminate against this request.

Mr. Rose: As a property owner I would like to say that for 15 years I knew there would be a volume of traffic going by and a lot of my friends asked me to never cut down that big tree. I think I have tried to go along with the people in town. The volume of traffic concerns you but you have to realize that the value of the property is the traffic going by. I have been impressed with these people in that they have been very cooperative. They are aware of the traffic problems and are trying to help with them. They need two curb cuts but now they are willing to give up one curb cut and two parking stalls. We have seen some rear end collisions in front of Kentucky Fried Chicken but most of them have been because of the drivers and no matter how much we try, we cannot control the drivers. These people are willing to work with the city to take care of the dangerous situations. I have

approached by somebody else to purchase the property, let's face it, this is the type of business that is going to go in there eventually. I have been watching the traffic on North and the heaviest traffic is in the morning and again at 4 in the afternoon but it doesn't last more than five or ten minutes. You learn to live in an area and you learn to go to 7th St. and across into the residential area to get home. The people on North Avenue are there because they want to be there. Here you have some people who really want to cooperate to put in a business and I don't think you really want to close the door to business.

George White: I am the president of the North Avenue Association and I have curb cuts into my property (Arrow Glass) off North Avenue. There are certain property that need curb cuts to use them, we certainly need the tax dollars and money they generate by being there.

Levi Lucero: Are there any other comments from the proponents? Any comments from the opponents? I have two letters here to read from some people who own property in the area. (See file for letters)

Both letters indicated that the owners of the properties were opposed to the conditional use because of the resultant noise, litter, and adverse effect it would have on the aesthetic value of North Avenue.

Frank Rose: Mrs. Delp has lived there for years and she has an attachment to her property. I have tried to buy the property from her and when I rented the house to college kids, I tried to keep them under control for her. I have told her that sooner or later something was going to go in there that she wasn't going to like. I can also understand Mr. Brodak's concern but this is going to have some kind of business on it sooner or later.

Levi Lucero: It appears that they are opposing this type of development, not just any development.

Jane Quimby: The existing building will be taken down?

Jim Golden: Yes, the trees and everything will be taken out.

Jane Quimby: The trees, too!

Frank Rose: I have had some concerns about the trees from a traffic standpoint also.

Don Warner: Yes, we have had some complaints about the trees too. Ron Rish is in the office if you would like to talk to him about the comments he made about this request.

Jeanine Rider: My feeling is that the reason these drive-ins are conditional uses is because they are not right in all areas and I don't feel this location is good. We don't have any idea what the building will look like and there is no room for landscaping.

Jerry Wilds: I think we are lacking some landscaping and I really think this is an inadequate proposal.

John Abrams: I think we should table this pending more information from these people. We should have a plan showing the building and the

landscaping.

Frank Simonetti: My concern is the traffic pattern. Every house that goes out will be replaced by a business which will keep adding to that traffic problem.

Virginia Flager: I am concerned about the traffic on 12th and North. I feel this drive-in will create additional problems and will not add to the area in relationship to Mesa College. If nobody else makes a motion to disapprove this, I will have to. You are welcome in the city as far as I am concerned, but there are better places for this type of business.

Jane Quimby: If the Planning Commission should reject this request, I would like the people to know that we have nothing against them because it will be the second time they have been turned down, but we feel there are better places for this type of establishment.

Frank Rose: May I ask what I am going to do with this property?

Levi Lucero: There are several uses allowed in this particular zone.

Frank Rose: Without a curb cut off North Avenue, nobody wants to put anything there. The value of the property depends on a curb cut off North Avenue.

George White: I have put four building on North Avenue in the past two years. They all have curb cuts off North Avenue and I don't have that many traffic problems.

Jim Golden: I would appreciate the Commission giving consideration to a motion to table this so we can give you a full presentation. I think once you see the full plans, you may feel differently.

Virginia Flager: Seeing the building still will not change the traffic problem.

Levi Lucero: Is there a motion?

Jeanine Rider: I will make a motion that we deny the conditional use for a drive-in restaurant on this property.

Virginia Flager seconded the motion and it was defeated by a three to two vote.

John Abrams: I think we should at least look at what the building and landscaping will be like and look at their design with one curb cut off North Avenue. I move that we table this request and aske the petitioners to bring back pictures of existing buildings and a plan showing curb cuts off 11th Street and landscaping. Jerry Wilds seconded the motion which passed by a three to two vote. (Virginia Flager and Jeanine Rider were opposed.)

Jerry Wilds: What about the landscaping and the curb cut at the Taco Time building at 5th and North?

Don Warner: They apologized for the curb cut and have filled it back in. They told me the landscaping will be in at the end of July.

Jerry Wilds left the meeting at this time. (10:05 A.M.)

7. #44-76: PROPOSAL FOR A CATERING SERVICE IN AN H.O. ZONE: HORIZON PARK PLAZA.

Petitioner: Pond Brothers, Inc.
Location: 2795 Skyline Court

Karl Metzner pointed out the location of the property and explained this was for the airplane catering service for the airport.

Jeanine Rider: Is there any problem with putting a catering service in there?

Don Warner: No, everything that goes in there is a Planned Development type thing and has to be approved by the Planning Commission.

Karl Metzner: The only comment was about run off and it has been settled. The Fire Department wants a fire hydrant installed within 100' of the building. This is strictly for the purpose of preparing meals for the airplanes. They ran into some conflict of preparing the meals at the terminal so they have to move.

Levi Lucero: How large a building are we talking about?

Karl Metzner: 2500 square feet.

Mr. Pond: Over the past few years the health inspectors have been on us about our facility in the airport so now we have to move into a separate building.

Levi Lucero: Could you cater to other organizations?

Mr. Pond: We are not looking at that, we just need to get the airport serviced.

Virginia Flager: It could be a future possibility thought?

Mr. Pond: Yes, it could, but we don't see it in the near future.

Jane Quimby: How much additional traffic will that create between there and the airport?

Mr. Pond: We have two trucks and most of the runs would be on Saturday. We won't even go through the heavy traffic area of the airport.

Levi Lucero: Are there any questions? Any opponents? Any proponents? Hearing none, we will close the hearing.

Virginia Flager: I make a motion to recommend approval of the request subject to the placement of a fire hydrant within 100' of the building.

Jeanine Rider seconded the motion and it was passed unanimously.

Jane Quimby: I would like to see a little more detailed plan when this comes to council showing things like landscaping.

8. PROPOSED TEXT CHANGE TO GRAND JUNCTION ZONING AND SUBDIVISION REGULATIONS:

Don Warner: This text change is just to clarify a drive-in restaurant. We went over this with Gerry Ashby and determined that the description should include "where the major part of use is take-out food service" as well as "where needs are served while they remain in their automobiles."

Frank Simonetti: I wonder if we couldn't say "the needs may be served while they remain in their automobiles."

Don Warner: I think the addition of the take out covers both angles.

Levi Lucero: Any further discussion?

It was pointed out that there should be a period after service and that the remainder of the statement be one sentence.

Jeanine Rider: I make a motion to recommend approval of the amendment as corrected.

Frank Simonetti seconded the motion and it was passed unanimously.

9. DISCUSSION: 12th & Winters.

Dale Hollingsworth came before the Planning Commission to speak to them about the right-of-way dedication at 12th and Winters Avenue. He explained that they are working on a solution to the right-of-way problem with the people who have purchased the old Climax property, but that it is going slowly because the people will not make a commitment. He told the Planning Commission that they would like permission to go ahead and construct the railroad to the property for the person who wishes to purchase the property before the right-of-way is dedicated.

Virginia Flager: I think that if he has tried to work out the problem with the people who purchased that property and they are stalling him then he should go ahead and dedicate a straight piece of right-of-way and work out the bend in the right-of-way when the road goes through. I think the old building there will be torn down if any development takes place there.

The Planning Commission indicated that it would be all right to construct the railroad to the property in question and asked that Don Warner work with Dale Hollingsworth to straighten out the right-of-way question.

COUNTY ITEMS:

10. Petitioner: A.J. Westlund - Planned Development Mobile Homes
Location: West of 28 Road and South of C Road

Conni McDonough: The Planning Commission has recommended approval for two developments on Orchard Mesa. In the Westlund Development, we are continuing Milo Drive for a complete east-west street. There are 120 units on the plan. There are additional parking bays as well as three off-street parking spaces per unit.

John Abrams: Will Milo Drive be a 50' right-of-way?

Conni McDonough: Yes, with 30' pavement which is what we do on all streets in the county.

Ms. McDonough also explained that the Orchard Mesa people had told her they have \$3,000 collected with which to retain a lawyer should the developments there be approved. She stated that the policies the County Planning Commission had been working on should be processed by the time the final decision is made on these rezonings.

11. Petitioner: Dudley Clymer - Planned Development - 8 Units per acre.

Location: West of 28½ Road Between C Rd. and B½ Rd.

Conni McDonough explained to the Planning Commission that this development would contain cluster housing, single family residences, townhouses and a neighborhood shopping area. It will also have a flowing water park where a drainage ditch presently exists. She explained that they have been asked to reduce the size of the shopping area because it is larger than is needed.

The Planning Commission indicated that they felt this was a good concept plan and that they supported the County policy of bringing higher densities closer to the city's core.

12. EASTMOOR II SUBDIVISION - Preliminary

Petitioner: Bray and Company

Location: NE of 30 Rd and Orchard Ave.

Conni McDonough pointed out the location of the property and stated that the development would meet city standards. The subdivision was not a transitional subdivision so no action was needed.

Conni McDonough told the Planning Commission that members from the Water Quality Control Commission were coming to the western slope for an inspection of the site for an interim sewer plant and asked for a letter of support for the 201 facilities plan and the Goat Wash sewer plant.

Virginia Flager asked why the western slope had no representation on the Water Quality Control Commission and stated that she felt representation was definitely needed on Boards of this type.

Jane Quimby pointed out that eventhough we don't have a representative on the commission at this time, (a situation which is trying to be remedied), that at least the group was coming to the western slope to see what is happening here instead of making decisions without knowing.

Robert Engelke stated that he understood the concern of Ms. Flager in not being represented on the Water Quality Commission. He asked for the Commission's support for the facility. He stated that presently they had the support of citizen's groups, the City Council, County Commissioners, County Planning Commission.

Levi Lucero: I think the location is ideal.

Don Warner: I would suggest that it would be appropriate if this Board would write a letter to Jim Patterson supporting his review and comments on the site and 201 Facilities Plan. A motion to that effect would be fine with Levi signing the letter.

Virginia Flager: I am still upset that we don't have any representation on this Commission. I would like to have a list of all the commissions that we don't have any representation on.

John Abrams: I will make a motion that we write a letter to Jim Patterson supporting his review and comments on the 201 Facilities Plan with the stipulation that we get a list of all the commissions that we do not have representation on.

Jeanine Rider seconded the motion and it was passed unanimously.

The meeting was adjourned at 11:30 A.M.