

Binder

MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - November 30, 1960 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Elmer Nelson, V. L. Colony, Art Hadden,
Ray Meacham, Alex Bauer, and Mrs. Eleanor Diemer.
" absent: Abbott Tessman

Others present: City Manager Joe Lacy, Regional Planning Director
Gene Allen, Development Director Don Warner, and
a group of interested citizens.

The meeting was called to order by Vice-Chairman Elmer Nelson.

I. MINUTES APPROVED

Motion was made by Mr. Bauer that the minutes of the regular meeting of October 26, 1960 be approved as written. Motion seconded by Mr. Hadden, and carried.

II. ZONING HEARING

The following advertised zoning changes were considered, as each was read by Chairman Nelson:

1. N $\frac{1}{2}$ Block 5 East Main Street Addition (from 17th to 19th Streets on the South side of Rood Avenue).

This area originally was proposed to be zoned R2 and it is recommended to change it to Zone P.

The Chairman called for discussion from the floor, There was none.

The Chairman called for discussion from the Board.

Mr. Meacham made the motion that the area in question be rezoned from R2 to Zone P. Motion seconded by Mr. Colony, and carried.

2. Blocks 155 through 164, City of Grand Junction; Blocks 1, 4, 5, and 8, Mobley's Subdivision; Blocks 5 and 8, Carpenter's Subdivision #2; Tracts 1 through 9, Little Bookcliff R.R. Yards, between Pitkin and South Avenues from 14th to 2nd and from Spruce to the Railroad, City of Grand Junction.

Zoning on this area was previously considered as C2, but was recommended by Council to be changed to I1.

The Chairman called for discussion from the floor. There was none.

The Chairman called for discussion from the Board.

Motion was made by Mr. Bauer that the recommendation that the area in question be changed from C2 to I1 be approved. Motion was seconded by Mr. Colony, and carried.

3. Blocks 87 through 90; S $\frac{1}{2}$ Block 68; N $\frac{1}{2}$ Block 109, City of Grand Junction (located between 10th and 11th from alley North of Main to alley North of Grand Avenue).

This area had previously been approved as R2 but it is recommended that it be changed to R3.

The Chairman called for discussion from the floor.

Mrs. Verna Waterman who lives at 1126 Grand Avenue asked that it be explained what the change from R2 to R3 would mean. However since Mrs. Waterman's property lies in the area next to be considered instead of the area now being discussed, Mrs. Waterman was advised that her question would be answered at that time.

The Chairman called for discussion from the Board.

There being no further discussion from the floor or the Board, motion was made by Mrs. Diemer and seconded by Mr. Hadden that this recommendation to change the subject area from R2 to R3 be approved. Motion carried.

4. Blocks 88 and 89, the S $\frac{1}{2}$ Block 67 and N $\frac{1}{2}$ Block 110, City of Grand Junction, located between 11th and 12th Streets from the alley North of Main Street to the alley North of Grand Avenue.

This area was originally proposed to be zoned R1C and it is recommended that it be changed to R2.

Since Mrs. Waterman's property lies in this area, Mr. Lacy explained to her that this proposed change to R2 would not be a change from the existing zoning of the area which under the present ordinance is Res C, one of the multi-family zones. It was originally proposed to zone this area R1C which is single family zoning based on actual usage; however, this recommendation to zone the area as R2 would keep it in the existing zoning.

The Chairman asked for additional discussion from the floor. There was none.

The Chairman asked for discussion from the Board.

Motion was made by Mr. Colony that the recommendation to change this area from the proposed R1C to R2 be approved. Motion was seconded by Mr. Bauer, and carried.

5. S $\frac{1}{2}$ Block L, Keith's Addition (from 14th to 15th on the North side of Colorado Avenue).

It was originally planned to zone this area as C2, but has been recommended that it be changed to R2.

The Chairman called for discussion from the floor. There was none.

The Chairman called for discussion from the Board.

Motion was made by Mr. Hadden that the recommendation to change this area from C2 to R2 be approved. Motion seconded by Mr. Meacham, and carried.

6. Lots 11 through 20, Block 17, City of Grand Junction (the West side of 7th Street from Belford to Teller).

Previously proposed as R2 but recommended to be changed to B1, representing the squaring up and following through on the zoning just North of this on Belford.

The Chairman asked for discussion from the floor. There was none.

The Chairman asked for discussion by the Board. Mr. Meacham asked if the zoning across 7th Street from the area under consideration would be B1, and Mr. Lacy said, no, it would be R2. Mr. Meacham then said that south of the area would be zoned R2, and asked why this 1/4 block should be zoned B1. Mr. Lacy explained that the reason for zoning this area as B1 is because of the large glass front building located there in an effort to give it some chance of being used for modified business use. A tight control would still be maintained, yet it would give it some chance to be used.

Motion was made by Mr. Meacham that the recommendation to change the subject area from R2 to B1 be approved. Motion seconded by Mr. Bauer, and carried.

7. Block 40, N $\frac{1}{2}$ Block 49, S $\frac{1}{2}$ Block 27, Lots 16 through 20 in Block 28, Lots 11 through 21 in Block 39, Lots 11 through 16 in Block 50, City of Grand Junction. This area is located from the alley North of Chipeta to the alley North of Hill between 8th Street and the alley West of 7th Street.

Originally it was proposed to zone this area as R1C but now recommended to change this to R2. This proposed change would square up the map instead of leaving an island, as originally proposed.

The Chairman called for discussion from the floor. There was none.

The Chairman called for discussion from the Board.

Motion was made by Mr. Bauer that this recommendation to change the zoning of the subject area from R1C to R2 be approved. Motion was seconded by Mr. Meacham, and carried.

8. The South 350' of Block F and the South 350' of the East 80' of Block A, Mesa Gardens Subdivision, being the Northwest corner of 22nd and Grand.

The original proposal was to zone this area as R1C and B1, but it is recommended that it be all changed to B1. Development Director Don Warner said that of three original requests, this would be a compromise between the three. It would make a good sized piece zoned as B1, although not as much as was originally requested, and would make a logical development of the area possible. He pointed out that 20th Street can go through when the land is developed and the zoning would be there making it feasible for building of homes.

The Chairman asked for discussion from the floor. There was none.

The Chairman asked for discussion from the Board.

Motion was made by Mr. Colony that the recommended change of zoning on this area from R1C and B1 to all B1 be approved. Motion was seconded by Mr. Bauer, and carried.

9. Beg at a point on the West line of Rose Hill Subdivision which is 500' South of the North line of Sec. 11, T1S, R1W, thence East 250 feet, thence South to the South line of said Subdivision, thence Southwesterly to the Southwest corner of said subdivision, thence North along the West line of said Subdivision to the place of beginning. The property is the SW corner of St. Mary's Hospital tract.

This area was originally proposed to be zoned as R3 and it is recommended that it be changed to R2 zoning.

It is desired to provide a control over the expansion of the Hospital and this particular district. The area still can be used for housing units and other hospital accessory uses but the proposed zoning as R2 would afford the Planning Commission a little more control, if necessary, to protect the high value single-family area to the South and West of this corner. This proposed zoning change represents an up-grading of the original proposal.

The Chairman called for discussion from the floor. There was none.

The Chairman called for discussion from the Board.

Motion was made by Mr. Hadden that the recommended change of zoning on this area from R3 to R2 be approved. Motion was seconded by Mrs. Diemer, and carried.

10. North $\frac{1}{2}$ Blocks 112, 113, and 114, which is the South side of Main Street from 8th to 11th Street.

This area was originally proposed as B1 and recommended now to be changed to B3. This recommendation represents a change to what is in the existing ordinance which allows retail operations in this area. Initially it was proposed not to allow these in the area, but because the construction of the new Public Service building has triggered a number of sales for redevelopment of this area, it is now proposed to change the zoning to B3, the same zoning as under the existing ordinance.

The Chairman called for discussion from the floor. There was none.

The Chairman called for discussion from the Board.

Motion was made by Mr. Colony that the recommendation to change the zoning of this area from B1 to B3 be approved. Motion was seconded by Mr. Bauer, and carried.

11. S $\frac{1}{2}$ of Block 110 and all of Block 111 and the N $\frac{1}{2}$ of Block 132, which is the area between 11th and 12th Streets and the alley North of Main to the alley South of Colorado Avenue.

Initially proposed that this area be zoned as B1 and now recommended that it be changed to R2.

This change represents coming back into line with the existing zoning. The proposed zoning seemed to be pushing too far too fast in the B1 classification.

The Chairman called for discussion from the floor. There was none.

The Chairman called for discussion from the Board.

Mr. Meacham voiced the opinion that the R2 zoning stop on Colorado Avenue and the N $\frac{1}{2}$ of Block 132 remain as B1 zone. This would make the Petroleum Building a conforming use.

Motion was made by Mr. Bauer that it be recommended to change the subject area to R2 only so far as Colorado Avenue, as proposed by Mr. Meacham. Motion was seconded by Mr. Meacham, and carried.

12. Lots 1 to 5 and Lots 28 to 32, Block 107, which is the area located on the East side of 8th Street between Main and Road.

Recommended that the proposed zoning of this area as B1 be changed to B3. This change would make two full blocks on 8th Street zoned as B3.

The Chairman called for discussion from the floor. There was none.

The Chairman called for discussion from the Board.

Motion was made by Mr. Bauer that the recommendation to change the zoning of this area from B1 to B3 be approved. Motion was seconded by Mr. Hadden, and carried.

13. Lots 2 through 6, Block 1, Mesa Gardens Subdivision, being the East side of 22nd Street south of Ouray Avenue.

This area was originally proposed to be zoned as R1C and now it is recommended that it be changed to R2.

This is the vacant tract facing the part of the Wiseheart property zoned as B1 and runs to the B1 zoning in the South portion of the block, thus making the proposed R2 zoning face into B1 zoning.

The Chairman called for discussion from the floor. There was none.

The Chairman called for discussion from the Board.

Motion was made by Mr. Meacham that the recommendation to change the zoning of this area from R1C to R2 be approved. Motion was seconded by Mr. Hadden, and carried.

14. Lot 7, Block 1, Mesa Gardens Subdivision.

This area was previously proposed as B1 zoning and now recommended that it be changed to R1C. This is a very small tract in the same area as was just considered in #13 above, only facing onto 23rd Street. Columbia Savings and Loan Company own this property and expects to build single-family houses here and has requested that this small tract be taken out of B1 and put into a residential zoning. It would really be a matter of squaring up the area. This also conforms with one of the petitions received, asking that this change be made.

The Chairman asked for discussion from the floor. There was none.

The Chairman asked for discussion from the Board.

Motion was made by Mr. Bauer that the recommendation to change the zoning in this area from B1 to R1C be approved. Motion was seconded by Mr. Colony, and carried.

15. Lot 16, Grandview Subdivision, except the East 125 ft. and the South 130 ft. thereof, being the SW corner of 12th and Orchard, known as the "Jaros Tract".

This area was previously proposed to be zoned as B2 and R1C, and it is recommended at this time that it be changed to B3.

City Manager Lacy showed the proposed plan of the area to the interested persons present, saying that this proposal is based on the plan as a concept which would require the full dedication of Mesa Avenue and 13th Street as standard streets with the lots facing into Mesa and 13th having a solid fence across the back prohibiting any pedestrian or vehicular uses across this area into the B3 area. He said for the first time a plan has been laid out for the full and ultimate development of the area, also pointing out that it would tie in with the Mesa College development plan. The shopping area would be built almost immediately and the houses would be built later. He mentioned that previously it had been thought the area was too close to the North Avenue business area, but now with the development of Mesa College it was felt that it would work out very well as a shopping area, pointing out that it would be much smaller than what is thought of as a normal "shopping center".

When questioned by some of the interested citizens present as to the possibility if the homes are not built and the land is lying vacant that it might later be rezoned for business, he said when there is a full and comprehensive plan on which zoning has been based and upon which all parties agree, the integrity of the community would have to be relied upon in order that the plan might be fulfilled. In all probability, he said, the residential strip would be developed by one home developer. Questions were also asked as to what material the fence would be built of and if the building lots as proposed conformed in size to average City lots. Mr. Lacy replied that the matter of the fence was still open for negotiation, although it could be a chain link fence, or could be constructed of cinder blocks or redwood. He also said that the size of the proposed lots conforms to the size of average lots for this type of zoning.

The Chairman then called for discussion from the floor, mentioning that in his opinion we have the choice of one of two alternatives -- either try to work this out so that it is as agreeable as possible to all parties concerned, or go along as we have been, and no doubt some day the entire area will become a shopping center.

Attorney Wm. Foster, stating that he was speaking for Attorney James Groves who could not be present and who represents the property owners in the area, spoke next. He stated that this question was really a matter of principle as to what the zoning ordinance is going to mean and what the Planning Commission and Council mean. Mr. Foster indicated he felt that this plan might be a compromise forced upon the City because of litigation.

Chairman Nelson stated that the Planning Commission feels that although this might be a compromise to a certain extent, nevertheless they feel that it is the right thing to do. It is an answer to the people and a safeguard to the residents of that area against a much larger commercial area. He also pointed out that the growth of Mesa College adds credence to this community-type of shopping area.

Mr. Foster brought up the subject of "creeping zonitis" saying that B2 zoning, being expressly limited in terms of area, would stop it and is more of a neighborhood shopping area, while B3 is unlimited in size and would be more of a shopping center. He asked if it is to be a limited shopping area or a shopping center?

Mr. Meacham said the Council has taken a lot of time to try and work out the problems between the people and the property owner who wants to develop his property.

Mr. Lacy pointed out that B2 zoning is limited to a maximum of 50,000 sq. ft. He said "where do you leave off a neighborhood area and start medium sized shopping centers?" These, he said, vary with communities and facilities that are built there. In Grand Junction three existing facilities indicate that 50,000 sq. ft. is the proper size, referring to the shopping areas at 5th and Teller, 1st and Orchard, and 7th and Bookcliff. He mentioned four reasons why this plan had been worked out:

1. A new zoning ordinance which has much tighter controls and can enforce them.
2. Mesa College plans are now definite, and college people in that area would be potential customers.
3. Interstate Highway location and connectors are definite and because of them plans for a shopping center at 12th and Patterson have been withdrawn. The location of such a center would more logically be G Road and 12th Street. Because of these conditions, a medium use of retail outlets would be justified at 12th and Orchard.
4. The City Development Department has given full time to working out the zoning ordinance.

These things, not the pending litigation, have caused this to be brought up, he said.

Mr. Foster asked Planning Director Gene Allen if it is good planning to put in a limited shopping area in this location.

Mr. Allen said several things have been very adequately taken care of in this plan and it is a plan that is fairly acceptable to the interests of planning and also to the Jaros'. He pointed out that a property owner should have the privilege of developing his own property as long as it is not detrimental to City planning. He pointed out that this plan would provide the business they were asking for and still provide that no homes would have to face into a business area but "there still has to be a point where business and residential come together".

Chairman Nelson asked for further comment from the floor.

Mr. Tessitor who lives at 1342 Hall voiced his disapproval of the plan, stating that if this is the proper location for a shopping center it would be better to put the whole thing into one, but if it is too close to North Avenue for a shopping center, then it should be moved further East and North. "The reason we have planners is to keep people from making mistakes", he said.

Mr. Henry Mentlock who lives at 1334 Mesa asked if there is any limitation on the size of the building. Mr. Lacy said that only one-story buildings were planned, pointing out that there is not enough parking area to take care of any larger buildings.

Mrs. Fuggieri of 1353 Hall stated that her home was up for sale and would have been sold twice if it had not been for this. She also said that she felt that the type of homes that would be built on these residential lots would not be of the same type of homes that are now in the area.

Chairman Nelson pointed out that land values in an area control the type of homes that are built and that the land there is very valuable.

The Chairman then called for discussion from the Planning Commission.

Mrs. Diemer asked if this would open up business along North 12th Street.

Mr. Lacy replied that it was designed to prevent this very thing, rather it would concentrate business in one location.

Mr. Hadden asked when there would be any assurance that this would be accepted by the Jaros interests.

The City Manager replied that we should know before the Council Hearing on December 7th what the City Attorney feels is mandatory. We must have an actual plat of the area and a plat of the lots plus the assurance that there will be a physical barrier worked out so that cars will not be driving across vacant lots into Mesa or 13th Street. This is in the hands of the Jaros family and their attorney. It is reasonably agreeable with them. However, he said, the City Attorney feels that unless we have that filing prior to the actual granting of the zoning it cannot actually be passed.

Councilman Hadden said that he had been contacted by many people who do not live right in the immediate area and so cannot be represented at this meeting, but they are all in favor of having some sort of shopping area there and would support such a venture. He mentioned that because of the possibility of the Diagonal Road that particular area would grow and for that reason he felt that some sort of business there would be justified and he could see no reason for any objection to it.

The Chairman said that one of the main concerns seems to be the type of homes that would be built there. He asked if there could be any control on the homes that will be built there as to size.

Mr. Lacy said that the minimum square footage would be 800 sq. ft. but because of the land values he felt they would be larger than this; however, he said they would not necessarily compare with the existing homes but in all probability they would be \$10,000.00 to \$14,000.00 houses.

The Chairman asked Mr. Blaine Ford who was in the audience for some comment. Mr. Ford, a contractor, made the suggestion that a protective covenant might be put on the type of homes built.

Mrs. Diemer questioned as to how the Planning Commission would be able to follow through on this now, since they have not been able to do so in the past. Mr. Lacy said that we would not be able to do so until the ordinance is in effect, but after it is passed we could because this is a part of the ordinance.

Mr. Foster then asked if the area is suitable for a large shopping center or not. Mr. Lacy replied it would not take care of a large shopping center. He said the zoning takes into consideration the land usage that already exists.

Chairman Nelson pointed out that this Commission must decide on a recommendation to enable our planners and the City Council to work with the Jaros', and he cautioned that unless positive action is taken soon one way or the other the Council is not going to be able to consider this on December 7th and this could tie up the entire zoning ordinance.

Mr. Bauer then made the motion that the Planning Commission recommend to the City Council the adoption of the proposed zoning for the Jaros tract.

The Chairman called for discussion.

Mr. Meacham said he would like to amend the motion to read: That the Planning Commission recommend the adoption of the proposed zoning with the provision that it be held in a B2 zoning until such time as the information and everything proposed by the Jaros interests are prepared and if the record is then complete at the time of the next Council meeting that the Planning Commission recommend that the City Council go ahead with the B3 zoning. Mrs. Diemer seconded this amendment.

The Chairman asked if this was agreeable to Mr. Bauer.

Mr. Bauer said that this would not be making a recommendation to the City Council. It was his feeling that the Planning Commission should take a position on what it should be zoned, and again he said this would not be taking a position on it at all. He said if we adopt this today it still leaves the Council sufficient time to meet with the Jaros interests and find out whether or not this would meet with their approval and, if so, the provision of this amendment would be satisfied. The Council could go ahead and act with the full knowledge that the Boards are in agreement. He stated that he was opposed to this amendment and felt the matter should be submitted to the Council in the same manner we propose any of the changes.

After some discussion, Mr. Bauer withdrew his motion. Mr. Meacham then withdrew his amendment, and Mrs. Diemer withdrew the second to the amendment.

Mr. Bauer then made a new motion as follows: That the Planning Commission adopt the zoning of B3 and R1C as shown on the plan of the area and recommend to the City Council that they adopt this recommendation, provided that the plat of the area indicating the streets and subdivision regulations and a recorded agreement satisfactory to the City Attorney to assure the physical fence based on the plat are secured.

Motion was seconded by Mr. Meacham, and carried by a unanimous vote.

16. S $\frac{1}{2}$ Lot 1, Block 1, Fairmount Subdivision, originally zoned B2 and now recommended that it be zoned B3.

The Chairman called for discussion from the floor. There was none.

The Chairman called for discussion from the Board.

Motion was made by Mr. Bauer that since this zoning was approved for the Jaros tract, that the Planning Commission recommend to the City Council that this area in question be changed from B2 to B3 zoning. Seconded by Mr. Colony, and carried.

17. Lots 15 through 19, inclusive, Block 1, Parkland Subdivision.

This area was originally proposed to be zoned R1C and it is now proposed to change it to R2. The area is located just off of the corner of 19th and Grand.

The Chairman called for discussion from the floor.

Mr. Ford stated that he would like the zoning to remain as it is now for duplexes because that is what it is best suited for.

Mr. Nelson called the attention of the Board to the fact that the two blocks South of this area should also be zoned R2, rather than just zoning a half block along Grand as R2.

Motion was made by Mrs. Diemer that the Commission approve the recommendation to change the subject area (Lots 15 through 19, inclusive, Block 1, Parkland Subdivision) from R1C to R2, and also include the area directly East of these lots over to the Wiseheart B1 zoning and Blocks 7 and 8 of East Main Street Addition to be zoned as R2 also.

Motion was seconded by Mr. Bauer, and carried.

BRACH'S MARKET

Mr. Meacham who has been working on this problem said that an attempt had been made to get everyone concerned together and work out the problem. They have now worked out a plan so that the B2 zoning is "L" shaped, making better use of the land and less B2 frontage on Orchard Avenue. From an engineering standpoint this can be worked out all right. The Sands Drug Store will be moved from the corner up to the North end and the parking below will be employees' parking which will be fenced in and the City Market parking will be north of the store. There is to be a fence from the middle of the East property line around the corner and another fence to continue from the corner of the grocery store area to as close to the corner as the ordinance will allow.

Mr. Warner said there will also be a 4 to 5-foot solid fence of cinder blocks between Mr. Brach's own home and the building, which is agreeable with Mr. Brach and most of the people along that area. There is some objection to the loading ramp on the SE corner, but it has always been there.

Motion was made by Mr. Meacham that the Council act on this recommendation of the Planning Commission which proposes that the P Zone be 115 ft. E-W and 220 ft. N-S, the remainder of the W 285 ft. of the $S\frac{1}{4}$ $SW\frac{1}{4}$ $NW\frac{1}{4}$ Sec 11, T1S, R1W to be zoned B2, conditioned to the filing of a letter in the County Recorder's office of their willingness and intent to do this. Motion was seconded by Mr. Colony, and carried.

SIGN SIZE

In the discussion of this subject it was felt that the dimensions of signs should be governed by the usage and that this should be built into the zoning text.

Motion was made by Mr. Meacham that the size of signs be restricted to a maximum of 150 sq. ft. Motion seconded by Mr. Colony, and carried.

HOME OCCUPATION

The City Manager read a letter which Mr. Tom Younge had written to the City Council and the Planning Commission in which he had asked that Sections 4, 6, and 7 (Page 5 in zoning ordinance) regarding home occupations be eliminated. He stated that it is impossible to sell some of the large, older homes unless some of the restrictions on home occupations are lessened.

After discussion, the following motion was made by Mr. Bauer: That the Planning Commission agree to 25% or in no case more than 400 sq. ft. of a home be used for home occupation, also prohibit additions to the building which would be used for home occupations or construction of separate out-side entrances for home occupations. Motion was seconded by Mr. Colony, and carried. (This motion changes paragraphs 6 and 7 which were under consideration)

Paragraph 4 (Pg 5 in Zoning Ordinance) will remain as it is without any change.

HEARING CLOSED.

Motion was made by Mr. Colony that the hearing on the zoning ordinance be closed. Motion seconded by Mr. Meacham, and carried.

III. ALLEN REPORTS ON CCDD MEETING

Planning Director Gene Allen reported that the Citizens Committee for Downtown Development met on November 29th and that good progress is being made toward the completion of the traffic circulation plan and the shopper's survey. A number of the cards sent out in the shopper's survey have been sent back and these show some pretty definite patterns which will be tabulated. Apparently there is a lot of interest being taken in this survey.

IV. ECONOMIC STUDY ON 30-ACRE TRACT APPROVED

Development Director Don Warner showed a map of lots which would be available in this tract which contains 30 acres and is located North of Orchard Avenue East of 28 Road. He pointed out that this is undeveloped land and that the first three years are more out of balance than after a year with developed property.

He gave the following figures:

Potential Expense for first three years.....	\$ 29,270.00
Potential Returns " " " "	6,744.00
Potential Expense for ten-year period.....	\$ 85,545.00
Potential Returns " " "	78,078.00

He noted that a developed area will balance out in a ten-year period, but an undeveloped area will take possibly twelve to fifteen years to balance out on returns.

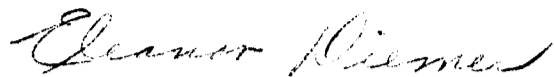
He pointed out that the expenses for water lines in this tract are a little out of line because it is necessary to put in a line needed for the rest of the area and it is necessary to have this size for future annexations.

Motion was made by Mr. Hadden that this economic study be referred to the City Council and that the area be considered eligible for annexation and development. Motion seconded by Mr. Bauer, and carried.

ADJOURNMENT

Motion was made by Mr. Colony that this meeting adjourn. Motion was seconded by Mr. Hadden, and carried.

Respectfully submitted,



ELEANOR DIEMER, Secretary of Commission

HM