



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, June 7, 2017**

I. CALL TO ORDER

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, June 7, 2017, in Council Chambers at 606 Manitou Avenue. Chairwoman Nichols declared a quorum present and called the meeting to order at 5:59 pm. The following Commissioners attended:

PRESENT: Chair ANN NICHOLS
Vice Chair LISETTE CASEY
Commissioner ROBERT JACKSON
Commissioner TAMMILA WRIGHT
Commissioner SAMANTHA BELDING (Alternate)

ABSENT: Commissioner NEAL MINCH (Excused)
Commissioner PATRICIA MCLEAN (Excused)
Commissioner DEBORAH MOORE (Excused)

STAFF: Michelle Anthony, Senior Planner
Dylan Becker, Planner I

GUESTS: Natalie Johnson, Creative District Director

II. APPROVAL OF MINUTES

ITEM 1. May 3, 2017

MOTION:

Commissioner Jackson moved to approve the May 3rd Meeting Minutes as presented.

SECOND:

Vice Chair Casey seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 3-0. Commissioners Wright and Belding abstained as they were not present for the May Meeting.

III. NOTICE OF COUNCIL ACTION

ITEM 2. Brook Street Bridge – Staff reported a Special Meeting of City Council was scheduled for June 27 at 6:00pm to hear public comment on the consideration of demolition or rehabilitation of the bridge.

Following the Special Meeting, a Worksession was planned to discuss Municipal Facility Projects in regard to the Fire Department Training Facility, Library Expansion, Hiawatha Gardens Future Use, and City Hall Space maximization.

ITEM 3. MCAC 1705 - Review and Recommendation to City Council Regarding Project Designs for the Lower Canon/Park Avenues Flood Improvement Project. This project was approved by City Council at the May 16, 2017 meeting as recommended.

ITEM 4. MCAC 1706 – Petition for Re-Inclusion in Local Historic Preservation District – 10 Old Man’s Trail (Hiawatha Gardens) – Brian Murphy, Petitioner. This request is scheduled for the June 13 City Council Worksession.

At this time, Chairwoman Nichols explained the public hearing procedures to the audience and asked if any Commissioners had ex parte communications or conflicts of interest to declare. Hearing none, the meeting continued.

IV. UNFINISHED BUSINESS

ITEM 5. MCAC 1704 - Maintenance Mini-Grant Request (Repair Pedestrian Bridge and Replacement of Walkway) - 218 Ruxton Avenue (Our Lady of Perpetual Help Church) – Chuck Smith on behalf of the Diocese of Colorado Springs, Applicant

Michelle Anthony, Senior Planner, presented the staff report dated May 31, 2017.

Hearing no questions for staff, Chairwoman Nichols invited the applicant to the podium.

Charles Leland Taylor Smith, 12 Spur Road, thanked the parishioners for their continued support and commented Our Lady of Perpetual Help was the oldest church in the Diocese of Colorado Springs. Mr. Smith stated a bureaucrat in the diocese had created a twenty-eight (28) page report on the property which was not accurate and not done with any local consultation. Parishioners boiled the report down to two pages and had started planning for repairs to the property. Mr. Smith stated the church had created a list of long-term and short-term repairs and renovations, and the number one item on their short-term list of repairs were the sidewalks leading up to the front of the church because it was a safety hazard for parishioners and was within the approval authority of the church’s pastor. He noted, through discussion with Ms. Anthony, the concrete would need to be colored and discovered the original sidewalk had been tinted red because it was partially composed of red aggregate. Mr. Smith stated, along with the sidewalk repairs, there were some loose stones which needed to be addressed on the pedestrian bridge. In regard to a timeline, the church had received two verbal proposals from concrete contractors and he had asked Murphy Constructors to give him a price to repair the sidewalks in exchange for allowing the company to use church property for staging materials for the Brook Street bridge project. Mr. Smith commented it was beneficial to the church to have a construction company with equipment on site to help move along the church’s own agenda regarding repairs and renovations. Mr. Smith stated the timeline for the sidewalk was up in the air until the City and Murphy Constructors came to an understanding regarding the timing of the City’s bridge project; he stated costs could be eased by correctly timing these projects.

Chairwoman Nichols thanked Mr. Smith and the parishioners for their preservation efforts and commented the church was a historic treasure to the City.

Mr. Smith stated the report had caused a lot of discussion in the diocese regarding the church's continued existence, but with the support of the City of Manitou Springs, surrounding communities, and parishioners, the church was able to provide the backing to ensure the church would be around for many years to come.

Ms. Anthony stated the Historic Preservation Commission's approval was good for a year, in the event the project was postponed until next summer and the Commission could even provide an extension beyond that if needed.

Hearing no questions for the applicant, Chairwoman Nichols opened the Public Hearing. Hearing no comment from the public, Chairwoman Nichols closed the Public Hearing.

MOTION:

Vice Chair Casey moved to approve MCAC 1704 for a Mini-Grant Request to repair the pedestrian bridge and replace the walkway to ensure the stone bridge continues to function and provide an important access to the property, and that the attached walkway, which also provides access to the church, is safe and free of hazards with the following condition:

1. The stonemason shall confirm the mortar mixture, color, and finish before undertaking the work.

SECOND:

Commissioner Wright seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 5-0.

V. NEW BUSINESS

There was no new business to discuss.

VI. OTHER BUSINESS

ITEM 6. Information on Effort to Preserve East End Signage – Natalie Johnson, Creative District Director

Natalie Johnson, Creative District Director, presented a report regarding efforts to preserve signage in the East End District of the City of Manitou Springs.

Ms. Johnson stated the City was going to begin updating the Sign Code and it occurred to her there were quite a few vintage signs on the east side of town, such as the La Fon Motel, the Garden of the Gods Motel, and the Park Row Lodge, which did not presently fit with the current code. Ms. Johnson stated many of the businesses in this area were selling their property and language in the Sign Code stated obsolete signage

could not remain. Ms. Johnson was concerned the current code would force business owners to remove, dismantle, and even destroy the vintage signs. She had done some research regarding other municipalities which had codes allowing for the preservation of historic signage which the City could look over and utilize. She noted Tucson, Arizona had done a lot of work to preserve their vintage signage and she had used their code to put together a template for Manitou Springs. Ms. Johnson presented a one-page paper with potential language which could be used by the City which allowed the community thirty (30) days to find a home for a vintage sign or to purchase it in hopes of preserving it. Ms. Johnson commented she knew this was outside of the jurisdiction of the Historic Preservation Commission, but since it involved historic preservation, she felt it was important to pass on the information and receive input from the Commission.

Chairwoman Nichols inquired if Tucson left their signs in place or if there was a museum which housed their not-in-use vintage signs. Ms. Johnson responded they had chosen to leave them in place.

Commissioner Wright stated she knew Tucson had raised money to restore their famous *Diving Girl* sign.

Ms. Johnson commented she had seen postcards showing the Dillon Motel with a much more extravagant and larger sign and there was potential to recreate some of those signs on the east end.

Erick Wright, 227 Plainview Place, stated he came from a family of sign-makers and commented signs like these were becoming a part of artistic history. Mr. Wright stated most of the neon tubers had passed away and there were only a handful of people in the entire country who knew how to make and work neon tubing. He commented neon signage had fallen out of favor with the advent of newer electric signage and felt the City would be interested in preserving a part of history.

Ms. Anthony stated she thought there were people in Denver who still did neon work.

Ms. Johnson responded she had seen places that claimed to do neon work, but was not sure to what extent they were actually capable of doing so in terms of making them.

Mr. Wright commented a lot of sign businesses will outsource their neon work to places like Arizona and Nevada where all of the casinos were.

Ms. Anthony stated there was something out now that imitated neon, but utilized colored tubes with a normal light in it and noted the East End used to be a part of a district and there used to be East End Guidelines and East End Sign Guidelines which encouraged the retention of vintage signs during the 1990s. She commented that area was taken out of the District around the same time the Hiawatha Gardens was removed. She felt the guidelines could also be useful for steering development. Ms. Anthony related the old McLaughlin Lodge sign, which was no longer in place, was purchased by the City many years ago and staff had desired for the sign to be re-used as a gateway, but there was a miscommunication when the sign was moved and it was not saved, but went to the scrap yard. Ms. Anthony commented it would be a good thing to do some research on how east end signs looked in the past in order for people to recreate them.

Chairwoman Nichols inquired if staff was in the process of looking into altering the Sign Code for the whole City and if this would be how historic signage would be dealt with. Ms. Anthony responded the City would need to incorporate something into the Code for historic signs. She suggested language in the Code where business owners could retain the shape and design of historic signs, but change the text on the sign or allowing owners to donate historic signage to the City for later use or repurposing the signs as art pieces.

Chairwoman Nichols inquired when this process would occur. Ms. Anthony responded staff had just started and there would be a City Council Worksession in July, but it would be about a year-long process to revise the Sign Code. Ms. Anthony also encouraged Ms. Johnson to work with the Urban Renewal Authority Board to create a grant program specifically for repair and restoration or recreation of historic signage. Ms. Johnson commented she thought the Urban Renewal Authority Board already had a grant program, but it was not advertised much.

Chairwoman Nichols commented the URA grant was not specific enough and felt it was a great idea to communicate with the URA Board. Ms. Anthony advised doing so could help to give something specific to promote and commented if there was money available it would make business and property owners more willing to participate.

Commissioner Wright inquired how much inventory in signage was on the East End. Ms. Johnson responded it depended on where one started, but there were about eleven or twelve (11 or 12) historic signs.

Chairwoman Nichols stated she would like Ms. Johnson to get on the Urban Renewal Authority Board Agenda to discuss funding and grant options to help residents and business owners preserve, restore, and recreate historic signage. Ms. Johnson stated she would do this.

Vice Chair Casey inquired if the historic district mini-grant would be applicable. Ms. Anthony stated the grant only applied to properties within historic districts and therefore would not apply.

Ms. Johnson stated she felt it was important to recognize that historic preservation was not just relevant to the Downtown Zone and there were many aspects to historic preservation which should be considered outside of the Downtown Zone.

Ms. Anthony commented she thought there was another Urban Renewal Area east of Manitou Springs' city limits and there could be a possibility to get some synergy going between municipalities and renewal areas. Ms. Anthony also commented how businesses outside of the Urban Renewal Area, such as Western Cabins, could be influenced by other businesses in the Urban Renewal Area who had preserved and restored signage, to participate themselves due to branding.

Commissioner Belding inquired if the City had any designated or documented viewsheds in the East End, as it would be a good way to start planning for a study of specific viewsheds in the district. Ms. Anthony responded there had not been any documentation of the viewsheds.

Ms. Anthony noted one of the things brought up in Plan Manitou was the former ability of the City to list landmarks. Ms. Anthony stated years ago when the Religious Land Use Act was passed by Congress, the City Attorney at the time advised the City to get rid of landmarking because there was specific language in the Act regarding that. So it was removed from the ordinance. Ms. Anthony stated Plan Manitou discussed individual Landmarking and the Commission could look into creating a program to landmark these signs, thereby allowing the mini-grant to apply. Ms. Anthony stated this would make the process more voluntary and give businesses the encouragement to participate whether they were in the Urban Renewal Area or not. Ms. Anthony commented she would include this on the agenda at the Commission's annual retreat.

ITEM 7. Discussion Regarding Historic Landscapes and Trees

Chairwoman Nichols related a gathering after the City Council Meeting regarding the Canon Avenue tree removal to discuss concepts of historic landscapes and a resident had inquired about the Historic Preservation Commission and Historic Landscape Guidelines. Councilmember Rohrer had commented he thought the City could protect iconic trees and she had looked into the code and found there were some fairly clear statements in Chapter 17 regarding impacts to historic landscapes, significant trees, and natural landscapes. Chairwoman Nichols stated although the Code clearly included these items, there were no definitions, criteria, or guidelines to determine what qualified or what was acceptable or not acceptable and this left the Commission in an awkward position. She stated the Commission should consider historic landscapes, but without criteria there was no guidance or consistency and the absence of this in the Code left the Commission wide open legally. Chairwoman Nichols recalled an instance in which the Commission invoked the historic landscape language during a high profile development on El Paso Boulevard in which the Commission denied the request based on the alteration to the landscape and because there was another way to access the property. The City and the owner went to court and the City ended up purchasing the property. She was surprised the issue of how historic landscapes were defined and designated did not come up during that case and felt the Historic Preservation Regulations could not remain as they are currently. Chairwoman Nichols stated another issue was no one seemed to know the language was in the Code and she was not aware of discussion of the concept since the regulations were drafted nearly thirty (30) years ago. She offered there was not a lot the Commission could do other than suggest to the ordinance needed to be changed. The City needed to understand if the community wanted protection of historic landscapes, iconic trees, etc. She noted there were historic districts around the state that incorporated protection of historic landscapes; Colorado Springs had a significant tree program which defined how those trees were to be protected. Chairwoman Nichols stated if the community was interested, there was a way to do it, but the City had not pursued this effectively yet. This was why she had asked Mr. Burkholder and Ms. Anthony to get the discussion started.

Commissioner Wright commented there was documentation that the trees which were removed on Canon Avenue were planted by Dr. William A. Bell. Chairwoman Nichols noted Colorado Springs' significant tree program called out criteria.

Ms. Anthony stated the City was aware when the current ordinance was created there was no program for significant trees or historic landscapes, but the code language allowed the City undertake this if it so chose to survey and create criteria, but it did not have to do this because these things were mentioned in the code. Ms. Anthony commented she saw no issue with protecting significant trees and vegetation, but was concerned if this was going to be up to only the Historic Preservation Commission's jurisdiction.

Commissioner Wright commented any action by the HPC was just a recommendation and the Commission would not be able to enforce anything. Ms. Anthony responded not everything the Commission did was a recommendation and did not feel it would be appropriate for the HPC to have sole jurisdiction; there needed to be a group effort, of which the Commission could play a role. Ms. Anthony stated there was a lot of work to be done and the Commission would need to consider the parameters of what it wanted to cover – all private property, only public property, some private properties under certain situations? Would they only look at trees or would other vegetation be included? Ms. Anthony provided examples, one of which was the Engelmann Ivy planted by Dr. Ogilbee which grew for one-hundred years (100 yrs.) on the side of the Manitou Arcade, but was removed when new owners bought the property.

Chairwoman Nichols stated there was a balance which should be strived for when regulating private property. First, there needed to be discussion to figure out where the community stood so those values could be implemented. She agreed with Ms. Anthony regarding the involvement of several of the City's committees in preserving historic landscapes and trees and commented the Park and Recreation Advisory Board (PARAB) had a forestry function. Ms. Anthony responded there was once a tree committee which had merged with PARAB.

Chairwoman Nichols stated, at a minimum, there would need to be some communication with City Council and, although there was no pressing issue forcing a decision on the topic, it clearly needed to be addressed. Ms. Anthony responded once there was some determination regarding what the community wanted, then definition regarding how the City would handle that, who would be the lead agency, whether the City would preserve features on private property or only on public property, and other details would need to be worked out. Then Commission or a coalition of the City boards could bring the issue before City Council. Chairwoman Nichols commented it would be quite a process to get this going, but felt it was much needed in the long run.

Commissioner Wright commented she was devastated by the recent removal of the trees on Canon Avenue and felt it changed the entire feel of the street. She had researched Dr. Bell quite extensively and knew exactly what he had planted throughout the City. Alternatively, she was pleased with the tree work in the cemetery, but felt what had occurred on Canon Avenue had happened too quickly and there needed to be clarity and openness in order for the City to not be lumped in with other agencies that were seen by the community as not caring about these issues.

Commissioner Belding commented, from an anthropological perspective, one issue which was important to indigenous cultures in the region were culturally modified trees. Without interaction with tribal collaborators, there was no way of identifying them because much of that history was contained in the oral traditions of regional groups. Commissioner Belding commented one of the things often missing from the language in the Code of other municipalities was public collaboration with indigenous groups to define, locate, and preserve these trees and felt it would be important to include this in any future code language.

Commissioner Wright commented there were also species of apple trees on the Briarhurst property which were going extinct.

Commissioner Belding stated incorporating indigenous groups into the discussion and into the language of the Code would help to make Manitou Springs stand out among other municipalities which often overlook the inclusion of indigenous peoples in the discussion of historic preservation.

Commissioner Wright inquired if there were any culturally modified trees in or around Manitou Springs. Commissioner Belding responded there had been a few identified in Woodland Park. Ms. Anthony commented at Joanne Garrison's property, there were several people who had said there were culturally modified trees there and commented she had seen the trees herself and thought they were congruous with similar and identified trees found on Pikes Peak. Ms. Anthony stated she had also heard there may be a few on the Black Canyon Open Space property.

Commissioner Belding stated there was a need to be careful with culturally modified trees to make sure you are collaborating with the proper tribes and stated it was critical to outreach to local tribal affiliations and groups in order to find this information out. Ms. Anthony commented she was on the Garrison property with the new owner who wanted to remove some vegetation and lilac bushes which she knew the

community would not be happy about and had told the new owner that the previous owner had identified trees as culturally modified so warned him to be careful in removing any of those on the property. Ms. Anthony also stated there may be historic vegetation the City did not have a clue about. She commented buildings, unlike trees, can be renewed and repaired. Whereas trees have a lifespan and this concept would be new territory for the Commissions to deal with.

Chairwoman Nichols stated this issue was handled by the Forestry Department in Colorado Springs and commented the challenge for Manitou Springs was its size; larger cities had departments, committees, and groups which dealt with these matters that Manitou Springs did not have. Ms. Anthony stated the City would have to look at and possibly modify what Colorado Springs does to figure out where everything would fit.

Chairwoman Nichols stated she felt the topic was worth further discussion and evaluation and inquired if there were any comments from the public regarding the matter.

Nancy Fortuin, Open Space Advisory Committee (OSAC) Chair, stated the fact other cities had Forestry Departments had inspired OSAC to make a strong recommendation for a Parks, Open Space, and Trails Department within the City. This had not received support from the City Council up to this point. Ms. Fortuin felt the Forestry Department aspects would fall under this umbrella and she had a proposal for how a Parks, Open Space, and Trails Department would be laid out and funded. Ms. Fortuin stated she had talked to John Anderson, who wrote a local book and with Anna Cordova, Colorado Springs' City Archaeologist, regarding culturally modified trees. Ms. Fortuin stated the Colorado Springs City Archaeologist, who also happened to be Native American, told her there was no such thing as culturally modified trees and they were a myth. Ms. Fortuin also stated she had spoken to a Ute elder from a different state who works to identify culturally modified trees and to teach students about them. She stated the Parks, Open Space, and Trails Master Plan had listed streetscapes as viewsheds and OSAC had a strategic plan and acquisition criteria to prioritize which spaces to purchase first for Open Space. Ms. Fortuin noted one of the criteria in the strategic plan was preservation of viewsheds and there had been community input regarding the matter. Ms. Fortuin stated in this respect, OSAC already had a piece of the puzzle the Historic Preservation Commission and Staff were looking for. She agreed with Ms. Anthony's assessment it should not just be the Historic Preservation Commission who would be involved, but also PARAB and OSAC. Ms. Fortuin commented the PARAB ordinance had the same problem as this item in the Historic Preservation Commission ordinance - both had a list of responsibilities but no real method for executing them. Ms. Fortuin commented she was heartbroken at the removal of the Canon Avenue trees and had spoken with a community member who had counted over 100 tree rings. Ms. Fortuin thanked the Historic Preservation Commission and commented she was a strong supporter of historic preservation efforts and of the Commission itself.

Ms. Anthony inquired how the Commission wanted to move forward.

Chairwoman Nichols stated she wanted to make some sort of statement which would get to the City Council regarding the Commission's uncomfotableness with the current position of being unable to take much action, in terms of preserving historic landscapes and trees, due to the lack of criteria in the ordinance. She felt this was important for Council to recognize there was not enough in the code for the Commission to handle these sorts of matters in a way which would withstand scrutiny or which would be fair, equitable, or consistent. Chairwoman Nichols stated she also wanted the statement to Council to explain this was a condition that should not be allowed to continue as is and the Commission's recommendation would be to

introduce the concept for public discussion. Chairwoman Nichols felt this was important because the Commission did not know what the community valued and until the discussion was started, the community may not even know what it values. Chairwoman Nichols inquired of Staff what way was best to get the statement in front of City Council indicating the Commission was uncomfortable with the ordinance as it exists, assumed there was a community desire to have this protection in the ordinance when it was drafted in 1997 but felt there needed to be current dialogue with the community, and the HPC felt it was the time to flesh these provisions out or take the language out of the ordinance completely.

Ms. Anthony stated there had been some community discussion recently pertaining to the protection of trees and landscapes in Plan Manitou and suggested there was enough recent input for the City to understand there is a community interest. She did indicate there was not community feedback about how far the community would want protections to go. Ms. Anthony stated the City needed to gather, from recent plans, the elements which spoke on this issue to bring to Council along with commission partners to request the need for a coalition regarding how to properly address the issue. Ms. Anthony also stated the Commission needed to provide Council with community input regarding what the community wants the City to do in terms of protection and preservation; drafting some options for consideration by the community would help provide some structure and direction for that input.

Chairwoman Nichols stated she had tried to search for trees in Plan Manitou and was not able to find anything. Ms. Anthony responded when the document was made searchable, the term "trees" was likely overlooked. Chairwoman Nichols stated it was such a large document it must have been difficult to find language pertaining to historic landscapes and trees.

Ms. Anthony suggested that the sections in all the codes and plans that address preservation or protections of trees, vegetation, landscapes, etc., should be pulled together and then that information could be presented to Council with the recommendation that the HPC, OSAC and PARAB form a coalition to tackle the issue and to go out into the community for input. She suggested staff could compile all the current content and invite the OSAC and PARAB Chairs to the next HPC meeting, provided it was not a busy agenda, and then communicate the outcome to City Council to get their approval and feedback.

Ms. Fortuin stated she agreed with Ms. Anthony's recommendation and commented she did not want to see the City rush this and the boards needed to be more open to collaboration because they should not be working in individual stovepipes all the time.

Chairwoman Nichols inquired if Ms. Anthony could explain more regarding the ordinance for the City's Boards, Commissions, and Committees that was currently under consideration by the City Council Ms. Anthony responded there were similar if not identical sections in all the board or commission sections in the Municipal Code and the basic idea was to have these section in one general chapter, and then the items that were specific to a board would be in that board's section. This would shorten the code and remove repetitive language. Ms. Anthony also understood this would help define the roles of the boards and reiterate the fact boards could not obligate the City in any financial way unless authorized to do so. Chairwoman Nichols inquired if the ordinance was still moving forward. Ms. Anthony responded it was and stated Kezziah Watkins had met with all of the City boards except for the HPC and the Planning Commission. Chairwoman Nichols commented that must have been because the Planning and Historic Preservation Commissions were so different from the others. Ms. Anthony responded her understanding was the HPC and Planning Commission were functioning well, so there was not so much concern. She noted the report by Kezziah Watkins was to be presented to Council, she believed in July.

In regard to the tree and landscape preservation issue, Chairwoman Nichols stated she liked Ms. Anthony's approach and agreed, if the next meeting was light enough, the Commission should invite the PARAB and OSAC to join the HPC for a discussion which would then be communicated to Council. Ms. Anthony stated she thought this was a good way to handle it and there would need to be discussion regarding who would be the lead agency and what roles the other board would have in order to avoid redundancy and repeated effort.

Vice Chair Casey commented, regarding trees on Manitou Avenue, she was concerned about the much needed care and attention they needed to avoid a situation like the one with the Canon Avenue trees, which had been so damaging to the community.

Chairwoman Nichols commented the City needed a dedicated forestry person because the City was, to a large extent, defined by its trees. Ms. Anthony commented Dr. Bell planted black locust trees everywhere around town because he wanted something which was fast growing and could handle the climate. If the Commission wished to think about issues that could arise in regard to an historic landscape, to look at Rockledge and Onaledge. Ms. Anthony stated there also needed to be a discussion regarding how the Historic Preservation Commission should review City projects. She felt there needed to be some clear direction in the ordinance pertaining to what the expectations and requirements were for review of public projects.

Commissioner Belding inquired what was going to happen with the trees during the Public Library expansion. Ms. Anthony responded one or two trees might be removed, however, the City had told the contractors whatever was taken out needed to be replaced. Ms. Anthony also stated there was one tree which would have to be removed adjacent to the Park Avenue Bridge associated with that rehabilitation project.

VII. ADJOURNMENT

There being no further business before the Commission, Chairwoman Nichols adjourned the meeting at 7:22 p.m.

Minutes Prepared by: Dylan Becker, Planner I