

RIDGWAY PLANNING COMMISSION

AGENDA

Tuesday, April 27th, 2010, 5:30 pm
Ridgway Community Center
201 North Railroad Street, Ridgway, Colorado

ROLL CALL Commissioners Rani Guram, Tom Landless, Bill Liske, Chris Whaling, Mayor Pro Tem John Clark, Mayor Pat Willits and Chairperson Jack Petruccelli

PUBLIC HEARINGS

1. Application for Master Sign Plan Revision; Location: 257 Sherman Street; Lot 2, Colby Minor Subdivision; Zone: General Commercial (GC); Property Owner: Graden and Denean Colby; Applicant: Ed Folga

APPROVAL OF MINUTES

2. Minutes from the regular meeting of February 23rd, 2010
3. Minutes from the regular meeting of March 30th, 2010

ADJOURNMENT

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Ridgway Planning Commission will hold a PUBLIC HEARING at the Community Center, 201 N. Railroad Street, Ridgway, Colorado, on Tuesday, April 27th, at 5:30 p.m., to receive and consider all evidence and reports relative to the application described below:

Application for: Master Sign Plan Revision for the Rio Grande Western

Location: 257 Sherman Street; Lot 2, Colby Minor Subdivision

Zoned: General Commercial (GC)

Applicant: Ed Folga for Grady Colby

ALL INTERESTED PARTIES are invited to attend said hearing and express opinions or submit written testimony for or against the proposal, to the Town Clerk.

FURTHER INFORMATION on the above application may be obtained or viewed at the Office of the Town Clerk, Ridgway Town Hall, or by phoning 626-5308, Ext. 11.

DATED: April 16, 2010

Jen Coates, Town Planner

PLANNING & ZONING PERMIT

Incomplete Applications will be Rejected

Receipt # Act # 614 *
 Date Received 4/16/2010 *
 By J. Coates *
 * For Office Use Only

ACTION REQUESTED

TEMPORARY USE PERMIT	<input type="checkbox"/> 7-3-13c	VARIANCE	<input type="checkbox"/> 7-3-16
CONDITIONAL USE PERMIT	<input type="checkbox"/> 7-3-14	REZONING	<input type="checkbox"/> 7-3-17
CHANGE IN NON-CONFORMING USE	<input type="checkbox"/> 7-3-15	SUBDIVISION	<input type="checkbox"/> 7-4-1 thru 7-4-12
OTHER: _____	<input checked="" type="checkbox"/> _____		

APPLICANT/APPLICANTS: NAME: <u>GRADY COLBY</u> MAILING ADDRESS: <u>PO Box 410</u> CITY: <u>RIDGWAY, CO 81432</u> TELEPHONE NO.: <u>626-5436</u> FAX: <u>SAME</u>	OWNER/OWNERS OF RECORD: <u>SAME</u> NAME: MAILING ADDRESS: CITY: TELEPHONE NO.:
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ADDRESS OF PROPERTY: COLBY MINOR SUBDIVISION - LOT 2
 ACREAGE/SQUARE FOOTAGE: 0.513 ACRE ZONING DISTRICT: GC
 BRIEF DESCRIPTION OF REQUESTED ACTION: MASTER'S REVISED MASTER SIGN PLAN DEVIATION - AMEND CONDITION #4 OF THE APPROVED MSP TO ALLOW FOR AN ADDITIONAL 12 SQ FT.

ATTACHMENTS REQUIRED FOR ALL ACTIONS:

1. Evidence of ownership or written notarized consent of legal owner(s).
2. Copy of all site plans drawn to scale showing location of building(s), elevations, abutting streets, and all dimensions, must be submitted on paper size of 8.5 x 11 or 11 x 17. (12 copies unless otherwise noted)
3. A filing fee payable to the Town of Ridgway.

FILING FEE SCHEDULE:

<table border="0"> <tr><td>Temporary Use</td><td style="text-align: right;">\$ 100.00</td></tr> <tr><td>Conditional Use</td><td style="text-align: right;">100.00</td></tr> <tr><td>Change in Nonconforming Use</td><td style="text-align: right;">100.00</td></tr> <tr><td>Variances & Appeals</td><td style="text-align: right;">150.00</td></tr> <tr><td>Rezoning</td><td style="text-align: right;">200.00</td></tr> <tr><td>Reviews Pursuant to 7-3-18</td><td style="text-align: right;"><u>100.00</u></td></tr> <tr><td>Variance from Flood Plain Reg's</td><td style="text-align: right;">100.00</td></tr> <tr><td>Deviations from Single Family Design Standards</td><td style="text-align: right;">100.00</td></tr> </table>	Temporary Use	\$ 100.00	Conditional Use	100.00	Change in Nonconforming Use	100.00	Variances & Appeals	150.00	Rezoning	200.00	Reviews Pursuant to 7-3-18	<u>100.00</u>	Variance from Flood Plain Reg's	100.00	Deviations from Single Family Design Standards	100.00	<table border="0"> <tr><td>Subdivisions</td><td></td></tr> <tr><td>a. Sketch Plan</td><td style="text-align: right;">200.00</td></tr> <tr><td>(plus \$10.00 per lot or unit)</td><td></td></tr> <tr><td>b. Preliminary Plat</td><td style="text-align: right;">400.00</td></tr> <tr><td>(plus \$20.00 per lot or unit)</td><td></td></tr> <tr><td>c. Final Plat</td><td style="text-align: right;">300.00</td></tr> <tr><td>d. Minor Subdivision</td><td style="text-align: right;">200.00</td></tr> <tr><td>e. Lot Split</td><td style="text-align: right;">100.00</td></tr> <tr><td>f. Replat/amended plats</td><td style="text-align: right;">100.00</td></tr> <tr><td>g. Planned Unit Development</td><td style="text-align: right;">(a. b. & c.)</td></tr> </table>	Subdivisions		a. Sketch Plan	200.00	(plus \$10.00 per lot or unit)		b. Preliminary Plat	400.00	(plus \$20.00 per lot or unit)		c. Final Plat	300.00	d. Minor Subdivision	200.00	e. Lot Split	100.00	f. Replat/amended plats	100.00	g. Planned Unit Development	(a. b. & c.)
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ADDITIONAL COSTS:

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-20(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.

SPECIFIC ATTACHMENTS REQUIRED FOR EACH ACTION:

CONDITIONAL USE PERMITS:

1. The site plan shall show off-street parking requirements, landscaping and architectural features.
2. Information showing compliance with applicable criteria.
3. Notice of hearing shall be posted at Town Hall 10 days before the hearing.
4. Property shall be posted at least 10 days prior to the hearing.

TEMPORARY USE PERMITS:

1. The site plan shall show off-street parking requirements, landscaping and architectural features.
2. Information showing compliance with applicable criteria.
3. Property shall be posted at least 10 days prior to the hearing.

CHANGES IN NON-CONFORMING USE:

1. Description of existing non-conformity.
2. Information showing compliance with applicable criteria.
3. Notice of hearing shall be posted at Town Hall 10 days before the hearing.
4. Property shall be posted at least 10 days prior to the hearing.

VARIANCE:

1. Site plan showing details of the variance request and existing uses within 100 ft. of property.
2. Information showing compliance and/or non-compliance with applicable criteria.
3. Notice of hearing shall be posted at Town Hall 10 days before the hearing.

REZONING:

1. Legal description, present zoning and requested zoning of property.
2. Notice of hearing shall be posted 10 days before the date of the hearing.
3. Property shall be posted at least 10 days prior to the hearing.

SUBDIVISION:

1. All requirements established by Municipal Code Sections 7-4-1 through 7-4-12.
2. Affidavit of notice sent to all surface and mineral owners and lessees of mineral rights. (Proof of proper notice must be submitted prior to the hearing.)
3. The Preliminary Plat shall be submitted 21 days prior to the hearing.
4. The Final Plat shall be submitted 20 days prior to the next scheduled Planning & Zoning meeting.
5. Sketch plan required in subdivisions consisting of more than 5 proposed lots or units.

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-20(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.



 Signature of Applicant/Applicants

4/16/10

 Date



 Signature of Owner/Owners

4-16-10

 Date



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Western

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email
mediastm@aol.com

Town of Ridgway Planning and Zoning Commission
201 N. Ridgway
Ridgway, CO 81432

Ladies and Gentlemen:

Willowcreek Crossing LLC is requesting a REVISED MASTER SIGN PLAN of the RIO GRANDE WESTERN BUILDING and the allowance given to Colby DRC upon completion of the building located at 257 Sherman St., Ridgway, CO 81432.

The request is for an additional sign (120in. X 15in.) to be placed on the east side of the building (Picture #3) This sign is the exact same sign as that on the front of the store, south side (Picture: #1 & #2).

Willowcreek Crossing currently leases two (2) separate spaces: it would be advantages to business if people heading across the Bridge to the west have an opportunity to notice that we exist as a business. Presently there is not a sign for the lower level of the business which is a separate space and not internally connected to the upper level.

Currently, the center is at its maximum sign square footage allowed. We do have signage on the watertower, however, as you can see by the submitted picture, it is impossible to read our sign due to fading. All the businesses on the tower are difficult to read on cloudy days or, dusk and nighttime. The restrictions on lighting also prevent the possibility of the ability to highlight all the businesses located in the center.

The additional signage will give Willowcreek Crossing the opportunity to increase sales, collect a greater amount of tax revenue for the town and the county.

Willowcreek Crossing sees this request as a win /win for the town and our business. The signage requested is clean, pleasant and not obtrusive.

We appreciate the time and effort on your part to review this matter and hopefully we can both agree on a sound decision.

We wish to expedite this request so that it can be ordered and installed prior to the upcoming summer sales season.

Respectfully,

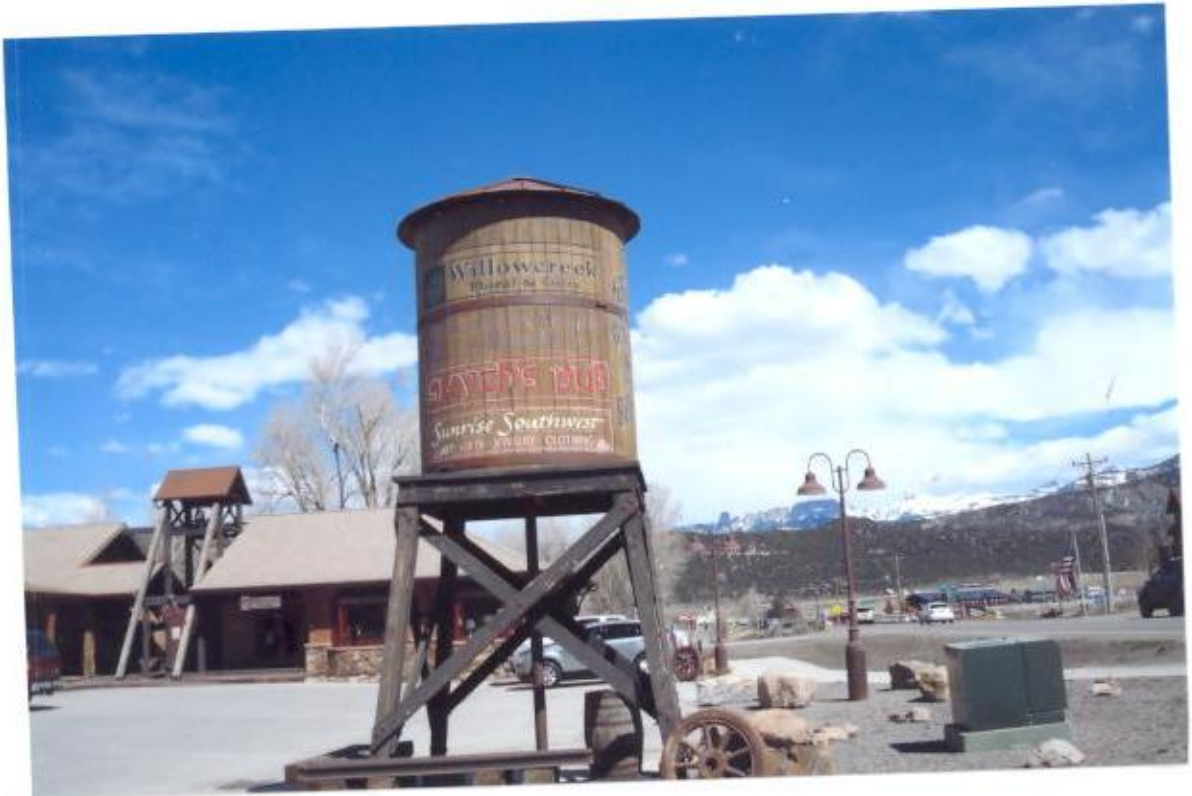
Ed Folga
Willowcreek Crossing, LLC

#3



#3

#4



#4

#1



#1

#2



#2

Signage for Smyth's



SMYTH'S chop house

9' feet long by 24" high painted on solid wood.

SMYTH'S CHOP HOUSE

BIESEMEYER





STAFF REPORT

Subject: Revision to Master Sign Plan for Rio Grande Western Mine Building,
Location: Lot 2, Colby Minor Subdivision; 257 Sherman Street
Zone: General Commercial (GC)
Applicant: Ed Folga
Initiated By: Jen Coates, Planner
Date: April 20, 2010

BACKGROUND:

The subject property abuts Highway 62 to the north and is situated between the Uncompahgre River and the Medical Center. The building accommodates up to 5 tenants, and the lot is .513 acres.

The Applicant is a tenant and owner of two businesses located within the building. The request is for expansion of the previously approved maximum square footage of signage to be attached to the building, which is in addition to the signage on the water tower, and in addition to any temporary signage. Specifically, the Applicant is requesting to add 2 signs to the east elevation of the building: one, 12 sq. ft. sign advertising the furniture shop ("Furniture and Home Décor"), and one, 18 sq. ft sign advertising Smyth's Pub ("Smyth's"). Photos and dimensions are appended to this report.

The Master Sign Plan was approved by the Planning Commission (PC) on February 27, 2007 (see Attachment 1). *The staff report from this previous hearing will be provided upon request.* In addition to requirements for the water tower, the following are conditions of approval for this Master Sign Plan:

2. Approve deviation to the sign regulations including a maximum size for the sign face area based on calculations presented in the staff report and approved by the Planning Commission at this hearing.
3. Approve deviation to the sign regulations including a maximum size for the water tower sign (as proposed) and all other signage to be affixed to the commercial structure.
4. A total of no more than 50 square feet of additional signage shall be affixed to commercial structure for all occupants.

The approved plan allows for the water tower signage and 50 square feet of additional signage attached to the building. When the Sign Plan was approved there were 27 sq. ft. of signage attached to the building. Staff interpreted the 4th condition of approval to allow for 50 sq. ft. in addition to the existing 27 sq. ft., with an overall approval of 77 sq. ft. of signage affixed to the building.

As of April 20th, 2010 there are 68 sq. ft. of signs attached to the building. This leaves 9 sq. ft. currently approved, but not utilized (77 sf – 68 sf = 9 sf). Approval of this request will increase the signage on the building by 30 sq. ft., for a total of 98 sq. ft. of signs, affixed to the building.

In addition to the signage allowed by the Master Sign Plan, RMC §7-3-12(B)(9) was recently revised to allow for up to 16 sq. ft. of temporary signage "with an aggregate sign face of no more than ... 16 square feet..." for this district. Currently only one business is taking advantage of the temporary signage provision through placement of a sandwich board (6 sq. ft. per side) on the property at Highway 62, although the permissibility of this questionable as condition #3 of the Master Sign Plan approval appears to call for all other signage to be affixed to the building.

ANAYLSIS:

The Applicant has submitted an application for hearing with photos and dimensions for the additional 30 square feet of signage to be attached to the east elevation of the building.

CODE PROVISIONS

A. Master Sign Plans RMC 7-3-12(J)

The purpose of a Master Sign Plan is to “allow for some deviation from the dimensional requirements for signs which would otherwise be required by Town Zoning Regulations, if the Planning and Zoning Commission determines that such deviations are in the interest of the health, safety and welfare, and that the spirit of such applicable regulations will be observed.” See RMC §7.3.12(J)(4).

This request is to expand the square footage allowed under the existing Master Sign Plan. The approved 2007 Master Sign Plan provided for deviations from the dimensional requirements of the sign code. The Ridgway Municipal Code (RMC) accommodates this under §7.3.12(J)(4) and (5), if the commission “determines that such deviations are in the interest of the health, safety and welfare, and that the spirit of such applicable regulations will be observed”. Master Sign Plan regulations are considered in the RMC, §7.3.12(J) and review procedures for these sign plans are set forth in RMC §7.3.18.

According to RMC §7.3.12(J)(5), “Any deviations for approved Master Sign Plans shall be unlawful unless a revised Master Sign Plan is approved by the Planning and Zoning Commission.”

B. Dimensions

Total Sign Area for Permitted Signs RMC 7-3-12(E)

Without a Master Sign Plan, the lineal street frontage dictates the maximum allowable permitted signage for this property to be 150 square feet. Today, there are 254.9 square feet of permitted signage for the building under the Master Sign Plan (186.9 sf on water tower, 68 sf on building). The area of the water tower is 186.9 sq. ft., excluding the support structure and metal roof.

Signs Allowed Without a Permit RMC 7-3-12(B)

As previously mentioned, the sign code was amended earlier this year increasing temporary signage in this district from 10 to 16 square feet. Also, provision 7-3-12(C)(3) was removed from the code in order to legalize “portable or wheeled signs and advertising devices located outside any building”. If this provision is applicable under this Master Sign Plan, with 5 units/ businesses occupying the building, up to 80 square feet of temporary, portable signage may be utilized for this building. However, condition #2 of the Master Plan appears to prohibit signage that is not affixed to the building. This would comport with the municipal code prior to the recent amendment removing the prohibition on “portable or wheeled signs and advertising devices located outside any building”. The Commission may wish to clarify at this time if this prohibition remains a condition of the Master Sign Plan with the increased signage that has been allowed on the building.

C. Health, Safety and Welfare, and Spirit of the Regulation

RMC §7.3.12(J)(4) dictates that deviations to the dimensional requirements may be considered if “such deviations are in the interest of the health, safety and welfare, and that the spirit of such applicable regulations will be observed”.

Staff understands that the sign regulations exist in order to enforce the ideals and goals of the 2000 Master Plan for the Town of Ridgway, which calls for preservation of small town character and the natural environment as delineated in goals I and VIII of the plan. The Applicant may wish to express their perspective on how the interests of health, safety and welfare are observed with this requested increase in allowable signage.

STAFF COMMENTS

The Town has experienced difficulty with commercial access for the building occurring at the restricted access area from Highway 62 to Rollans Park. If signage is to be added on the east elevation, it may facilitate even more the illegal use of the Rollans Park access as drivers think the park access is the access for the commercial property.

The Commission may also wish to consider this request in light of recent amendments to the municipal code, which provide for additional, unpermitted, temporary signage that is not affixed to the building. It is recommended that the Commission clarify whether the Master Sign Plan for this development provides for additional temporary, signage not affixed to the building, and also identify the final square footage of signage allowed to be affixed to the building under this Master Plan, and pursuant to a permit.



Southwest elevation, photo taken from Highway 62



East elevation, photo taken from entry at Rollans Park/ Highway 62

ATTACHMENT 1

PLANNING AND ZONING COMMISSION MINUTES OF THE REGULAR MEETING FEBRUARY 27, 2007

2. Application for Master Sign Plan; Location: 257 Sherman Street, Rio Grande Western Building; Zoned: General Commercial (GC); Applicant: Grady Colby

Documents distributed to the Commission prior to the meeting: Town Clerk's Notice of Public Hearing dated February 7, 2007. Staff Report from Town Manager Greg Clifton/Intern Jen Coates dated February 16, 2007 recommending approval with conditions.

Planning Assistant Jen Coates presented calculations for the master sign plan proposed for this development adjacent to Highway 62. Architect Doug Macfarlane explained a sign face will be placed upon a water tank at the entrance to the project. Mr. Macfarlane asked the Commission to consider the tank as an architectural feature and requested just the individual sign faces be used to calculate total sign area, not the entire structure.

The Commission discussed the height of the water tank, noting safety and visibility as primary concerns in determining the tank height. Doug Macfarlane requested the Commission set limits on total additional signage applied directly to the commercial building at 50 square feet to provide for changes in tenants and occupancy. The Commission agreed the applicant should be provided the flexibility to either paint, or use applied signs, on the water tank master sign.

ACTION:

It was moved by Mayor Willits to approve the application for master sign plan at 257 Sherman Street as submitted 2/27/07 with the following conditions:

1. Engineered plans for the master sign including snow and wind load calculations to ensure no safety hazards will be presented by the signage submitted to the Town and approved by the Building Official.
2. Approve deviation to the sign regulations including a maximum size for the sign face area based on calculations presented in the staff report and approved by the Planning Commission at this hearing.
3. Approve deviation to the sign regulations including a maximum size for the water tower sign (as proposed) and all other signage to be affixed to the commercial structure.
4. A total of no more than 50 square feet of additional signage shall be affixed to commercial structure for all occupants.

The motion was seconded by Commissioner Petruccelli and unanimously approved.

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
FEBRUARY 23, 2010

CALL TO ORDER

Mayor Pro Tem Clark called the meeting to order at 5:40 p.m. with Commissioners Landless, Liske, Whaling and Mayor Pro Tem Clark in attendance. Mayor Willits, Chairperson Petruccelli and Commissioner Guram were absent.

PUBLIC HEARING

1. Application for Conditional Use Permit for professional offices; Location: 121 South Charlotte Street, Lots 14-16, Block 11; Zone: Downtown Services (DS); Applicant: Scott Bridger for Bridger Construction Services and Bridger Hill Investments.

Staff Report dated February 18, 2010 from the Town Planner; Improvement Location Certificate from Ouray County and letter of compliance information dated February 12, 2010, from the Applicant.

Town Planner Jen Coates explained business uses located in the Downtown Services Zone require a conditional use permit. She noted the parking spaces identified in the site plan application need to be reconciled to the zoning requirements. A surveyor's report clarifying the northern property line is pending. The Applicant has agreed to obtain a surveyor's report to ensure the parking does not encroach into the right-of-way.

Applicant Scott Bridger stated traffic use would be minimal, and typically only four cars would be parked at the proposed location at one time. The office will employ one full time person.

ACTION:

Commissioner Liske moved to approve the Conditional Use Permit for professional offices located at 121 Charlotte Street, Lots 14 – 16, Block 11, with the three conditions listed in the staff report, as well as to work with Staff for a final on-site parking design and resolution. Commissioner Landless seconded the motion, and it carried unanimously.

2. Presentation of Prescriptive Energy Code and Green Building Standard

Town Building Inspector Bill Behan presented the current draft of the proposed Prescriptive Energy Code and Green Building Standard, noting the document is designed to assist the building community and encompasses International Energy Conservation Code standards.

He stated the goals of the document are:

- *Facilitate construction of efficient, and healthy new structures without substantial increases in investment costs, and consider future savings.*
- *Encourage sustainable solutions that reduce consumption of non-renewable fuels.*
- *Be pro-active in conforming to state and federal mandates requiring energy code adoptions in 2008.*

- *Provide educational material and resources for energy efficiency and green building objectives that are too expensive to require now but may result in cost savings or resource conservation down the line.*
- *Offer resources and incentives for energy conservation and green building opportunities for both existing and new structures.*

Mr. Behan noted the document will be presented to Town Council for adoption and will be enforced through building codes. He requested feedback from the Commission during the next two weeks, while the document is being finalized.

3. Update on Town Council Items

Planner Jen Coates updated the Commission on items presented to the Town Council including a revision to the sign code allowing more flexibility in temporary signage for businesses. The Commission was provided with documentation outlining the Bureau of Land Management's Land Use Plan objectives, which will be discussed at workshops.

APPROVAL OF THE MINUTES

4. Minutes from the Regular Meeting of January 5, 2010

ACTION:

Commissioner Liske moved, with Commissioner Landless seconding the motion to approve the minutes of January 5, 2010. The motion carried with Mayor Pro Tem Clark abstaining.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Respectfully Submitted,

Karen Christian
Deputy Clerk

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
MARCH 30, 2010

CALL TO ORDER

Mayor Willits called the meeting to order at 5:35 p.m. with Commissioners Guram, Landless, Liske, Whaling, Mayor Pro Tem Clark and Mayor Willits in attendance. Chairperson Petruccelli was absent.

1. Presentation of preliminary Inclusionary Zoning and Annexation Development Plan

Town Planner Jen Coates presented the preliminary Inclusionary Zoning and Annexation Policy Development Plan. Coates explained findings of the 2008 Housing Needs Assessment show a median home value of 11.6%, wage growth of 2.1%, and that 75% of employees in town live outside of Ouray County. She further explained 149 affordable housing units need to be developed to meet the demand, and 220 units need to be developed by 2015. She reviewed the recommended annexation and zoning policies, objectives, requirements, incentives and implementation.

The Commission agreed the proposed document was sufficient to finalize zoning and annexation policies for submission to the Town Council.

Commissioner Whaling excused himself from the meeting at 6:00 p.m.

Commissioner Landless excused himself from the meeting at 7:05 p.m.

2. Presentation of draft Lighting Plan Element

Planner Jen Coates presented a draft of the proposed Lighting Plan developed by the Lighting Task Force. The document will become an element to the Comprehensive Development Plan and establish standards, specifications and uses for commercial, residential, arterial and collector roads, as well as parks and trails. She stated there are currently 116 public light fixtures, deriving from 15 styles throughout the community. Objectives of the Task Force were to create a plan addressing energy efficiency, cost, regional cooperation, dark skies compliance, safety, aesthetics, responsibility, consistency/efficiency, inventory, and location. She presented the Commissioners with the proposed lighting specifications for each area, as well as financing opportunities.

Mayor Willits excused himself from the meeting at 7:15 p.m.

Commissioner Guram excused herself from the meeting at 7:25 p.m.

ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

Planning Commission
March 30, 2010
Page 2

Respectfully submitted,

Karen Christian
Deputy Clerk