

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday January 25, 2018

Commissioners Present:

Michael Durant, Chair
Marina Skiles
Jeff Davlyn
Ken Harrington
Jay Engstrom, 1st Alternate

Staff Present:

Janet Buck, Planning Director
Mary Sikes, Planning Assistant

Commissioners Absent:

Yuani Ruiz, Chair Pro Tem
Gavin Brooke
Nick Miscione, 2nd Alternate
Jennifer Gee DiCuollo

Other Persons Present

Kris Jeukes, 155 Rio Grande Lane
Terry Classen, 650 Lariat Lane, Glenwood Springs
Randy Henrie, 411 E. Main Street, Suite 205, Aspen
Seth Hmielowski, 411 E. Main Street, Suite 205, Aspen
Abdi Pirzadel, 110 Spur Drive, Glenwood Springs
Eric Fisher, 3 Pine Ridge Road, Basalt
Kelley Amdur, 195 Oak Run Road, Carbondale
Ian Oeser, 850 Garfield Avenue

The meeting was called to order at 7:02 p.m. by Michael Durant.

Marina arrived at 7:05

January 11, 2018 Minutes:

Ken made a motion to approve the January 11, 2018 minutes with three changes. Jeff seconded the motion, and they were approved unanimously with Marina abstaining,

Other Persons Present

There was no public comment.

PUBLIC HEARING – Amendment to the UDC -5.8 Off-Street Parking

Applicant: Town of Carbondale

Location: Town-wide

Janet stated that this is a public hearing for the purpose of considering an amendment to the UDC. She said that the Commission is required to hold a public hearing and

recommend approval of the amendments or recommend denial. She told the Commission that they may also continue the public hearing.

Janet explained that last November, the Planning Commission reviewed an application for an assisted living facility. She said that at that meeting, the Planning Commission said that they would consider amending the off-street parking requirements for Assisted Living facilities because the existing standards seemed to require too much parking.

Janet said that after that meeting, she contacted Clarion and that they said they have seen a downward trend in parking for assisted living facilities. She stated that Clarion said there should be a higher level of parking required for independent living and assisted living, and less for memory care, along with some additional spaces for staff.

Janet stated that Staff checked off-street parking requirements in Castle Rock, Durango and Glenwood Springs. She said that we found that Glenwood Springs had recently done an extensive survey of off-street parking requirements for assisted living facilities and we included that in the packet.

Janet said that based on our research, we recommend that there be:

One space per unit for Independent Living units
One space per 3 beds for Assisted Living and Memory Care units
One space for each employee at maximum staffing

Janet explained that during this research, she realized that Table 5.8.1 had the same off-street parking requirements under "Group Living" for group homes, adult day care facilities, assisted living facilities and nursing homes. She said that it seemed that assisted living facilities and nursing homes were similar and should be broken out. Janet said that she would recommend that we:

- Keep group homes and adult day care facilities under the current requirements.
- Separate out assisted living facilities as its own line item under Group Living with the new off-street parking requirement
- Have a separate line item under Group Living for nursing homes with an off-street parking requirement of 1 space per 3 beds + 1 space per employee

Janet said that she redlined the UDC to reflect these changes and she explained some of the redline revisions to reflect what she has in her report.

Jay asked if there was a difference between a garage or open parking space.

Janet said that they are counted the same whether they are in a garage or in a parking lot.

Michael noted that the application was showing some of the garage spaces as a resident amenity.

Michael stated that the redlined UDC of one space per employee at maximum shift was meant to say maximum staffing.

Janet said that the way other communities word it is one space per employee on largest shift.

Michael said that makes it very clear.

Mary Harris, **345 Colorado Avenue** asked if peak staff included the changeover or overlap of staff.

Janet said that the communities that they researched just planned for the largest shift.

Kris Jeukes, **155 Rio Grande Lane** said that she has seen parking problems at Heritage Park with the overlap of shifts. She requested that the parking be reviewed again and to increase the required spaces for the overlap time.

Terry Classen, **650 Lariat Lane, Glenwood Springs** said that a skilled nursing home has a much higher count of employees compared to assisted living. He said that Heritage Park has terrible parking in general and that Valley View Hospital has grown out of their parking capacity. Terry said that they have 8-10 spaces extra which can be used for the overlap time. He said that their partner makes a point of providing mass transit options for their staff which would be very easy in Carbondale if bus passes were provided. He said that they have twelve bike spaces too and shuttle options will be provided for employees as well as the residents, which will mitigate it.

Michael clarified that this parking amendment is not application specific and that this is town-wide.

Eric Fisher, **3 Pine Ridge Road, Basalt** said that he has been involved with several of these developments and that the residents use about ten percent of the parking spaces. He said that during shift turnover that there is other available parking.

Motion to close the Public Hearing

A motion was made by Ken to close the Public Hearing. Marina seconded the motion and it was approved unanimously.

Marina was concerned that if this amendment does not get passed that the next application on the agenda would not get passed.

Further discussion ensued about the process.

Jeff asked Janet what the requirements for parking were for group living now.

Janet answered that the requirement was 267 spaces for a 78 unit project.

Jeff and Marina thanked Staff for their research.

Ken said that there are other factors to consider, visitors typically are not coming during a shift change and not having a full facility so parking standards are ample. He also commented that adult daycare is not a living facility so he questioned whether it belonged in the table where it is.

Jay said that he agrees with Staff's numbers. He asked if labeling the parking spots for visitors and employees might be an option.

Ken said that when spaces are assigned then you lose flexibility.

Michael suggested that the labeling could be reviewed for each application.

Jeff thought that it was up to the applicant how their parking would be best used and that the Town would decide how many spaces were needed. He said that he agrees that more flexibility and less regulation would be best.

Marina agrees with the other commissioners.

Motion

Ken moved to recommend to the Board to approve a zoning text amendment shown in Exhibit A with the three findings of fact and the redline corrections. Jeff seconded the motion and it was recommended unanimously.

No: none

Yes: Jeff, Michael, Ken, Jay, Marina

PUBLIC HEARING – Comprehensive Plan Amendment, Rezoning, Major Site Plan Review, and Special Use Permit

Applicant: Pacifica Senior Living RE Fund, LLC

Location: 295 Rio Grande Avenue & Parcel to the west

Janet stated that this is an application for rezoning, a major site plan review and a special use permit. She said that it is a 78 unit assisted living and memory care facility. She noted that there is also a Comprehensive Plan Amendment. Janet stated that the Commission is required to hold a public hearing and make a recommendation on the rezoning and the major site plan review as well as on the Comprehensive Plan Amendment, and either deny or approve the special use permit. She said that a condition could be added that the special use permit was contingent upon the approval of the UDC amendment, rezoning and the major site plan review.

Janet said that the current zone district for these properties is residential medium density (R/HD) and the PUD mini storage. She said that the proposed zone district is R/MD.

She said that the commission looked at this application last November and that they were supportive of a Comprehensive Plan amendment and the rezoning but that there were issues with the application. Janet said that there were issues with the parking because the parking was not in compliance with the UDC and there were other items that needed correction or clarification i.e.; pervious/impervious surface, private outdoor open space and bulk storage to name a few.

Janet continued by saying that at the November meeting, the Commission denied the application and you asked the applicant and Staff to go back and work together, amend the UDC, add the Comprehensive Plan amendment into the mix as well as clean up the application. She said that this is what is in front of you tonight.

Janet explained that the Comprehensive Plan amendment is to designate these two properties as the Downtown North, which is what the Foulkrod property is behind these properties. She said that it would bring the same designation to the east and make it Downtown North, rezone the property to R/HD zone district all of which was cleaned up and noticed. She said that all of the zoning items were brought into compliance including 78 parking spaces, the landscaping area, including more detail of the building design and site plan.

Janet said that there were changes to the engineering plans and that the applicant met with the public works director and they straightened out the mains as they crossed the RFTA corridor as requested by public works.

Janet said that after Staff reviewed the application it is in compliance with the UDC as amended and that they are supportive of the proposal, the Comprehensive Plan amendment and the rezoning.

Janet said that Staff's findings are that the project could provide valuable housing and services for seniors and it meets the goals and strategies in the Comprehensive Plan to prepare for an aging population with the housing supply serving age cohorts ranging from recent retirees to the elderly. She said that the Comprehensive Plan also says encourage a range of public and private options including assisted living, continuing care community and professional care givers.

Janet stated that Staff included conditions and findings with the application.

Jeff asked if Comprehensive Plan amendments were normally part of applications.

Janet explained that we have done this with previous applications such as with KDNK and the old Gordon Cooper library.

Ken asked for clarification of the zones surrounding the property.

The Commission discussed the zoning map and conferred that the zones surrounding the property were HCC and R/MD

Michael asked if there was a proper order for the application, amending the Comprehensive Plan, then rezoning and continue with the major site plan review followed by the Special Use Permit.

Further discussion ensued about the process.

The applicant, Terry, said that he is excited to be here and he thanked Staff for following up with everything that they were going to do. He said that they have been working on this project since 2014. He said that they have spent a long time working with RFTA and that they have reached an agreement with access to the site. He said that they have also purchased an additional parcel on the northwest side and that it goes all the way over to the entrance to the dog park. Terry said that there is a total of 3.88 acres, which will provide open space.

Terry gave a PowerPoint presentation.

Terry said that his company has created a platform to develop senior housing projects throughout the Rocky Mountain region. He said that their goal is to develop high quality, community based, environmentally friendly, senior living communities in the Rocky Mountain region. He touched on some of the other current projects in the state.

Terry said that his team is all locally based, he outlined the various entities involved.

He said that they work with a third party company, the Highland Group, which is a Colorado based company that is involved with the designs of the projects. He said that they do ninety percent of the feasibility studies in the state. He said that everyone is facing this issue and that some are calling it the senior tsunami, which will be happening for the next thirty to forty years. He said virtually every community is undersupplied for accommodating the senior but that it is twice as bad here. He said that the demand for the Carbondale project will draw from up valley, over McClure Pass, down I-70 to Rifle and Eagle as well as the whole Roaring Fork Valley.

Terry said that the expected growth of seniors is predicted to be over forty percent over the next twenty years. He gave other national statistics and the predicted count of seniors in the four county area, which will be where this development will pull from. Terry said that our area has one of the lowest caregiver ratios at .15% versus 23.23% for the entire country.

Terry said that people want to be here because of the quality of life. He explained that assisted living applies to people with mild to moderate health problems. He said that it provides residents the comforts of home in a social setting and community that they may not have in their own home as well as opportunities to stay active. He continued to explain assisted living guidelines and definitions. He also noted that not all residents are necessarily seniors. Terry said that the average age of a resident is typically an 87 year

old female. He said that 54% are over the age of 84 and 75% female. He said that this is a business rather than group housing in order to provide staffing and nursing support. Terry said that it is not skilled nursing.

Terry said that there would be two buildings offering the continuum of care and that one building will have forty-eight units with twenty-four memory care units on the ground floor with twenty-four assisted living units on the second floor. He said that the other building would be a combination of independent living and assisted living units with thirty total units. He said that both buildings will be licensed by the State of Colorado and will provide care and services to older adults.

Terry said that this is a unique four acre site in the heart of Carbondale and that we are trying to do it right. He said that it is rare that this facility can tie so closely into a community and that the residents will be able to walk across the bike bath to True Nature as well as all of the restaurants downtown.

Terry said that the overall building is approximately 56,000 square feet, which doesn't include a partial basement under the independent living building. He said that they will have one garage for each for the units in the assisted living/independent living building. He said that it will have a community greenhouse for the residents to use with walkways that will tie into the Rio Grande trail as well as the dog park. He said that they have plans for a path to Third Street as well as Second Street. He said that both buildings will have wonderful common areas and amenities. Terry said that most units will have their own patio areas and balconies with a large common patio area overlooking the pasture on the east side.

Terry outlined the existing properties and their current buildings. He said that they have been working with Kevin from public works with the improvements would be needed on Second Street. He said that based on the minimal impact of traffic that this development will have on Second Street as well as Rio Grande Avenue we have come to the conclusion that maybe a full scale improvement of Second Street is not needed right now. He said that what we propose is tying in a pedestrian path instead and waiting to see what impacts if any our project will have.

Michael asked Terry if the slide he was showing was in the packet.

Terry said that the slide was done by SGM a few years ago of what the improvements on Second Street might look like. He said that the pedestrian path would be on the east side of Second Street.

Terry said that there would be a greenhouse for the residents to use. He continued to outline the proposed site of the facility and he said that the open space analysis shows that they are now in compliance.

Terry said that the majority of the residents moving into the facility will be coming directly from the community and he said that it will free up approximately fifty-six percent of existing housing.

Terry said that this was a community enhancing project for the senior community as well as other members of the community such as from CMC for internship opportunities. He said that they have been working with CARE to see if there is an opportunity to provide a senior housing dog facility in the basement of one of our buildings. He said that they can bring dogs that are close to the end of their lives that are typically not wanted by their owners and put them with people who are also in the same stage of their life. He said that it is an amazing opportunity for both the animals and the people.

Terry said that there is an easement agreement with the Nieslanik's for their cattle drives so they can continue to use this area even after this facility is constructed. He said that we will create a community event and BBQ around the cattle every year.

Terry said that they are not asking for any variances and the buildings are in compliance with all building codes. He said that there would be garages alongside the Whalen property on the east side in order to minimize impact for them. He said that there is a varied roofline articulation throughout. He said the materials were of metal, wood and stone with cement fiber panels too. Terry said that the interior materials were mostly natural materials with lots of windows, light and open space.

Terry asked if there were any questions.

Marina said that it was a great presentation.

Jeff asked for clarification on the difference between the previous Second Street improvements plan and what is proposed now with this application.

Terry said that a couple of years ago they had tried to find an alternate access. He said that after meeting with the Town and RFTA that the most logical point of access was down Second Street. He said that at that time it was determined that in order for the project to be feasible that Second Street would need to be improved. He said that they had not had their traffic counts done or public input back then. Terry said that it was decided that the best plan was to not have a big impact on other businesses with regards to parking on Second Street. He said that just since the meeting in November and working with Staff that we came to the conclusion that a full-fledged improvement might not be needed for Second Street.

Jeff asked Terry if there had been discussion of you contributing to the improvements on Second Street.

Terry said that it never went that far.

Janet said that after speaking to the Public Works Director that he thought that if the street were widened that people were going to go fast up and down Second Street. She said that they would be hitting the Rio Grande Trail with bikes and pedestrians. She said that he came to the conclusion that it would be safer to keep the street narrowed down and maintain it as it is. She said that they agreed that there needs to be a pedestrian connection on the east side of Second Street and she said that they are still working on

how that would be configured. Janet said that it would not be a curb and gutter but more of a casual trail for bikes and pedestrians. She said that the applicants agreed to pay for the cost of the trail and that the Town would work with them on the alignment.

Jay said that his concern with Second Street is emergency access and he asked if the fire department was in agreement with keeping it as is. He said that he would also worry that the Town could be sued if there wasn't sufficient emergency access as this facility will need it.

Terry said that Second Street was designed to get to the residents on Rio Grande Avenue and that he didn't think emergency access would be an issue. He said that they can run it by the Fire Department.

Janet said that the Fire District did comment on this application and that they stated that the proposed access for the development via Rio Grande Avenue is adequate for emergency apparatus. She continued by saying that the Fire District has previously met with project designers and the western portion of the island at the round-about, of the development, was identified as needing to allow for rollover, which has been revised in their new application.

Michael referenced pages 128 and 129 of the packet and asked about the alignment of the sidewalk that comes from the development to the Rio Grande Trail near True Nature.

Terry said that it is pretty closely aligned with the Third Street pedestrian easement that runs between True Nature and Colorado Place. He said that there is a grade change due to where RFTA wanted the access to be.

Michael said that the switchback is for wheelchair maneuverability. He said that it is pretty steep.

Ken said that it looks like there is a ninety degree turn off of the Rio Grande Trail. He asked if this was the bike way?

Terry said that bikes would come down the Rio Grande Trail or on the trail in question.

Ken stated that bikes do not do well with ninety degree turns.

Terry said that we can have signs to dismount from your bikes.

Michael said that he has a friend that lives at Colorado Place who wants sidewalks on Third Street and Colorado Avenue on the northern and eastern sides of the streets. He said that he doubts that pedestrians know that there is an easement or connection to the Rio Grande Trail from Third Street.

Mary Harris, **345 Colorado Avenue** said that she is a neighbor and that she is representing the residents of Colorado Place. She said that they have some concerns

and that everyone is excited about this project. She said that they have construction worries and that the town lot next to Colorado Place turns into a big equipment area now. She said that there are huge trucks starting up at five in the morning and idling. Mary said that they disturb a lot of the residents. She said that there are thirty residents and that they want to be assured that this project will be done with respect and in a courteous manner. She wanted to know where all the equipment for this project is going to be parked in the morning and throughout the day. Mary said that many times the lot next to Colorado Place is used overnight and then in the early morning they start their trucks. She asked what the timeframe is for construction noise. Mary said that trash pickup is not until seven out of respect for residents. Mary said that her job is to report back to everyone. She asked the name of the person doing the landscaping for the development? She said that they have a request that the landscape person look at True Nature and what has been planted there. She said that True Nature uses a lot of native plants and that Carbondale is trying to be environmentally friendly so it would be good to take this opportunity because you have a blank canvas. Mary said that the birds would be rewarded.

Mary Sikes told Mary Harris the construction hours for Carbondale.

Marina asked if there will be a construction management plan that John Plano will review.

Janet answered yes. She said that the Town leases the parking lot and that they cannot use the lot without authorization. She reviewed Mary's concerns.

Janet suggested adding a condition of approval for a construction management plan.

Michael explained that noise in Town is complaint based. He said that he sees campers in this lot often and that they leave behind things. He told Mary to call the Carbondale Police Department directly. Michael said that he knows that there are problems today without the construction.

Janet told Mary Harris that she can call her to get more information about the construction management plan when it becomes available. She said that the construction management plan can be added as a condition of approval for a major development permit. She said prior to issuance of a building permit that the applicant will submit a construction management plan subject to review and approval by the Town.

Michael said that the application is all part of the public record and that Mary Harris can come into John Plano's office anytime to look at it. He said that Carbondale is pretty strict in terms of landscaping that is allowed and that True Nature is complying with the Town's regulations. He said that we have a very active tree board.

Ken suggested that the developer have a sit down with this group.

Terry said that if Shaw is the contractor that they have very clean job sites and screening fences and that this project will be done right.

Mary Harris said that the residents at Colorado Place are excited and that it is an awesome project.

Kris Jeukes, **155 Rio Grande Lane** said that regarding the Second Street access and the RFTA memo dated 1-15-18 on page 2 that they indicate that there would be a ninety percent increase in vehicle traffic. She asked if the Town could require the applicant to make their primary access from Fourth Street. She said that there is a lot of traffic on the Rio Grande Trail and that kids split off from there to access the schools. Kris noted that there is a new trail being proposed on Snowmass Drive, which might help get the kids off of Second Street but that they would still be going across Second Street on the Rio Grande Trail. She said that this could bring more pedestrians and bikes to the Rio Grande Trail. She said that she would like to see some consideration factored in based on the new connection at Snowmass Drive.

Janet explained that the leg of property from this development to Fourth Street is on a steep hillside.

Michael said that it would be very expensive.

Kris Jeukes asked if this entity doing this development was a non-profit or for profit?

Michael answered that their status was structural.

Janet said that the hillside is sensitive and that it would scar the hillside. She stated that it would be financially difficult because it requires building big retaining walls.

Michael said not only would you have to build retaining walls but that you would have to cut into the right-of-way to the dog park.

Kris said that there are a lot of things about Second Street that are not ideal. She said that another resident from Rio Grande Lane had a memo in the packet.

Kelley Amdur, **66 N. Second Street** said that she and her husband own the Dandelion Inn. She said that first that we fully support the Sopris Lodge's project and that we think it is a great project for the site. She said that we support the density and use as well as amending the parking requirements. She said that we agree that the northern part of Second Street needs help. Kelley said that we have operated the Inn for over a year and have seen the congestion on the street and for competition of parking as well as the constant flow of pedestrians and bikes. She said that there are many unaccompanied children going to and from school. She said that they are in support of some improvements to the street. Kelley said that they purchased the property in the summer of 2016. She said that they had discussed the SGM drawings with the Board and that they had some concerns at that time. She said that the SGM drawings are deceiving and that on the right side of the street it shows open landscaping to the edge of the

right-of-way. She said that the Dandelion Inn building extends four to seven feet over that property line as it was built that way in 1970. She said that they have a thirty year lease with the Town for the area under the building. Kelley said that the area between the building and the drive area is a lease area as well. She said that they use it for a front yard pedestrian path and a couple of parking spaces. She said that they have always had some concerns about the SGM drawings if they were to be implemented because we would lose the parking spaces and that there is a code requirement for the property that we need parking for our guests. She said that they have put down gravel over some of the grass to get cars further out of the drive lanes and on to the property within the right-of-way, which has worked quite well. She said that the SGM drawings would eliminate all of the parking on the east side of the street and that we don't think that is desirable or necessary. She said that she spoke with Kevin the Public Works Director and Janet today. She said that the width of Second Street varies from seventeen to twenty-five feet wide and that the SGM drawings show a twenty-two foot wide street, which is probably not necessary. Kelley said that there is a memo in the packet from River City that states a less wide street would meet standards for a twenty-five MPH speed zone. She said that they support a pedestrian and bike path on the east side of the street. She said that the driveway for the Dandelion Inn would cut through the new path and that the driveway holds two cars. She said that we want to work with the town so we can still maintain the parking in the right-of-way and have a new trail.

Kelley stated that we know that you are here today to consider the Special Use Permit and the rezoning and not the specifics of the improvements to Second Street. She said that all we are asking is to be included in the discussions with the Town Staff and the applicants as the project moves forward. She said thank you for your time and I'm happy to answer any questions.

Michael asked Kelley about the three parking spaces to the north of her property and if she used those spaces?

Kelley said that there are two parallel spaces to the north and explained that the previous owners of the Inn in the mid-nineties had asked that some street parking be designated to the Inn. She said that there are three spaces in the street in front of the Inn.

Michael referenced page 101 in the packet, which shows the parking on Second Street.

Further discussion ensued regarding current parking in the street.

Janet said that they would like to preserve the trees when making the trail on the east side of the street and not necessarily make it a straight shot and that it can bend and curve in the leased area. She said that the trail near Harmony Scott's would be between the cars and the property line or the fence.

Motion to close the Public Hearing

A motion was made by Ken to close the Public Hearing. Jeff seconded the motion and it was approved unanimously.

Comprehensive Plan Amendment and Rezoning

Jeff said that the Comprehensive Plan amendment makes sense.

Jay agreed.

Ken said that he doesn't have an issue with the Comprehensive Plan Amendment or the rezoning as it is a transition going from R/MD to R/HD and then the Industrial Zone.

Marina said that she too doesn't have an issue with the Comprehensive Plan Amendment or the rezoning.

Major Site Plan Review

Ken asked for clarification that it is fifty-one cars per day based on the traffic data?

Michael stated that the traffic would increase tenfold for the residents.

Marina added that there are children using it every day.

Further discussion ensued regarding other cross walk signage and conditions throughout Carbondale.

Jeff said that Second Street is an entrance to this development and that he is in favor of expanding the conversation. He said that the Rio Grande crossing isn't a huge issue for him and that Eighth Street has more than fifty cars per day. He said that the opportunity to improve Second Street as a part of this development is important to discuss.

Jay said that the discussion about the Rio Grande Trail and the pedestrians going down Second Street to the schools was referenced earlier as the Snowmass Trail will be an alternate route to the schools. He said that pedestrians walking down Second Street will be greatly reduced.

Further discussion ensued regarding the development agreements.

Jay said that he is feeling confident moving forward.

The Commission concurs with the findings for the Major Site Plan Review.

Special Use Permit

Discussion ensued about the process.

Motion

Ken moved to recommend approval of the Comprehensive Plan Amendment, Rezoning and Major Site Plan Review with the findings in the Staff report and conditions 1-10. Jay seconded the motion and it was recommended unanimously.

No: none

Yes: Jeff, Michael, Ken, Jay, Marina

Motion

Ken moved to approve the Special Use Permit with the findings in the Staff report and the condition that it is contingent upon the Board approving the Comprehensive Plan Amendment, Rezoning and Major Site Plan Review. Jeff seconded the motion and it was approved unanimously.

No: none

Yes: Jeff, Michael, Ken, Jay, Marina

Staff Update

Janet said that the quarterly report for the planning department was in the packet, which was comprehensive.

Janet stated that she was getting all of the legal documents in order for City Market and it is still moving forward. She said that the infrastructure would begin this year and the building next year.

Janet said that Thompson Park has resubmitted and it will be coming back before you and it has increased density.

Janet said that there is a work session with the P&Z/Board on March 20, 2018.

Commissioner Comments

Michael said he went to a Board work session with the Child Care Coalition.

Motion

A motion was made by Ken to adjourn. Marina seconded the motion and the meeting was adjourned at 9:40 p.m.