

**MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held March 1, 2012, at 7 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

In Attendance:	Chad Anderson	Chris Anderson	Torry Brean
	Scotty Ensign	Carl Hickman	Kristi Mansolf
	Jim Piva	Dennis Sprong	Paul Stykel
	Angus Tobiason	Richard Tomlinson	Kevin Wallace

Absent: Matt Deskovick, Bob Hailey, Eb Hogervorst

Jim Piva, RCPG Chair, acted as Chair of the meeting, Chris Anderson, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 1: The Chair Called the Meeting to Order at 7:00 p.m.

ITEM 2: Pledge of Allegiance

ITEM 3: DETERMINATION OF A QUORUM (Mansolf)

The Secretary determined a quorum was present.

ITEM 4: LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences by the RCPG – Secretary Will Read Record Separately from the Minutes

Matt Deskovick, Bob Hailey and Eb Hogervorst had excused absences.

ITEM 5: ANNOUNCEMENTS & Correspondence Received (Chair)

The Chair announced there would be a TIF update meeting at County offices on March 19, 2012. Ms. Mansolf will attend. If anyone else wants to go, please let him know.

Mr. Tobiason asked if the GP Update information were available at the Ramona Library? He would like to request it be in the Library so residents can have access to it.

Mischa Dobrotin, requested from the audience with the permission of the Chair, that a hard copy of the GP Update be placed at the Library.

ITEM 6: FORMATION OF CONSENT CALENDAR

Ms. Mansolf brought forward Item 12-B-1, the Teyssier Property Specific Request Referral RM 15 for consent. A project proposed for this site is an approved Tentative Map for 36 homes with an average 8 acre lot size. If the Tentative Map expires, the property would go to RL 40. The RCPG supported the project in the past. The West Subcommittee recommended the property be SR 4 in the GP Update as requested by the owners.

MOTION: TO MOVE ITEM 12-B-1, THE TEYSSIER PROPERTY SPECIFIC REQUEST REFERRAL RM 15 TO THE CONSENT CALENDAR WITH THE FOLLOWING

MOTION: THE RCPG RECOMMEND THAT THE LAND USE DESIGNATION FOR THE TEYSSIER PROPERTY BE SR4 UNDER PROPERTY SPECIFIC REQUEST RM 15, [2004 REFFERAL #135], AND TO APPROVE THE CONSENT CALENDAR.

Upon motion made by Kristi Mansolf and seconded by Chris Anderson, the motion **passed 12-0-0-0-3**, with Matt Deskovick, Bob Hailey and Eb Hogervorst absent.

ITEM 7: APPROVAL OF ORDER OF THE AGENDA (Action) – *No Changes Made*)

MOTION: TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Dennis Sprong and seconded by Chris Anderson, the motion **passed 12-0-0-0-3**, with Matt Deskovick, Bob Hailey and Eb Hogervorst absent.

ITEM 8: APPROVAL OF MINUTES 2-2-12 (Action)

MOTION: TO APPROVE THE MINUTES OF 2-2-12.

Upon motion made by Chris Anderson and seconded by Kevin Wallace, the motion **passed 12-0-2-0-3**, with Torry Brean and Dennis Sprong abstaining, and Matt Deskovick, Bob Hailey and Eb Hogervorst absent

ITEM 9: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized)

Speaker: Donna Myers, Ramona Resident

Ms. Myers said she attended the recent coffee with Supervisor Jacob and brought up the Ramona Street Extension project. Ms. Myers concern is about the RCPG's lack of doing their homework. Each plan for the Ramona Street Extension project has been worse than the previous one. Now we are at the fourth plan, and her access will be a tunnel. There was an assumption made that the road would follow the curve. This is not a nimby issue – it is unsafe.

ITEM 10: Update on Capital Improvement Projects in Ramona by Michael Aguilar, Project Manager, Department of Public Works (Information)

Mr. Aguilar introduced himself as the new Project Manager for Ramona. He would be presenting the status of projects in Ramona.

The 13th Street Bridge has been fully programmed and is to be funded through a Federal grant. No grant share match is required. Test borings are being done now. This project will connect the industrial area to the Town Center and enhance circulation. Design should be done in June of 2014, right of way completed in 2015, and construction completed in 2017.

For the Ramona Street Extension, design should be completed Spring, 2012, with construction projected to be completed in summer of 2013.

Currently there is no new date for the Dye Road Extension project, which will involve new road construction from Ramona Street to San Vicente Road on Dye Road.

RCPG Minutes 3-1-12

Construction on the San Vicente Road Drainage project is scheduled to be completed in the fall. The improvement will be south of Barger Place. Existing culvert will be replaced and upgraded.

The San Vicente Road project is in the right of way phase with construction scheduled to be completed in summer, 2015. The road will be realigned for safety and bike lanes added.

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini said that road projects usually come from a Top 10 List. His question is why was the intersection of Highland Valley/Dye/Hwy 67 – the biggest traffic problem in Ramona – not on the list? According to a source in town, the South Bypass has been on the books for 35 years. Why not Highland Valley/Dye/Hwy 67? How can SANDAG, CalTrans and the County know our priorities if a project is not on the Top 10 List?

The Chair said the Top 10 List is County road improvements. TIF money can go toward these projects. We can make the intersection #1, but it won't get done faster. We don't want to use County mitigation fees for the State highway. More lives have been lost on San Vicente Road than at that intersection. The intersection is a priority and there have been efforts toward moving the road improvements forward.

Ray Perdido, County DPW, said construction would start on San Vicente Road within the next year.

Mr. Minervini asked Mr. Aguilar where CalTrans' responsibility ends in the Highland Valley/Dye/Hwy 67 intersection?

Mr. Aguilar said the County responsibility starts outside of the State right of way. Improvements to the intersection will impact CalTrans and affect County roads coming into the intersection. There is always an inter-connection between the County and CalTrans when projects involve both agencies.

John Degenfelder asked when the design will be available for the public to review for the 13th Street bridge?

Mr. Aguilar said there is only the initial concept now. It won't go to the RCPG until final design.

Mr. Degenfelder said he is involved with the Santa Maria Creek Greenway project which will be in that area and he wants to be sure it is planned for under the bridge.

Mr. Tomlinson asked about the environmental document for the 13th Street bridge. Would an EIR be required?

Mr. Aguilar said they are only at the beginning of the design and environmental work is just beginning.

Mr. Tomlinson asked about the plans for Ramona Street?

Mr. Aguilar said the design would be done by the end of next month.

Mr. Sprong asked about the San Vicente Road improvement project. There is no left turn lane north of Warnock.

Mr. Perdido said there will only be left turn lanes for the main part of the intersection/roadway. There were some added left turn lanes through the development of the project design, which were later taken out to minimize impacts.

ITEM 11: GP Update Property Specific Request Referral, RM 22, Hawkins, 200 Acre Parcel, RL 80; Owner Requests RL 40 (Action)

Ms. Hawkins presented her property referral. Her great grandfather was William Littlepage. They never had any reason to develop their property throughout the years. When she got a notice from the County that her property would be going to RL 80, she was shocked. There are subdivisions north of her property with lot sizes ranging from 8.63 to 14.57 acres. The area is a community with small farms. Ms. Hawkins has been following the GP Update in the newspaper. She would prefer her property be RL 40 and not RL 80.

Ms. Anderson said Ms. Hawkins property was not on our referral list. The Farm Bureau came to speak on farms, and said 10 acre farms are very productive. The groundwater ordinance drove Ms. Hawkins' area to the 40 acre minimum lot size.

There were 5 people wishing support for Ms. Hawkins request, but not wanting to speak.

Speaker: Steve Tellam, Ramona Resident

Mr. Tellam lived on Ms. Hawkins' grandfather's ranch. He came to the area in 1880. The property has been in Ms. Hawkins' family for over 100 years. Her grandfather made a living on the land and didn't want to parcel it up. The area has been rezoned a couple of times. When property is downzoned, it depreciates. The historical value is also less. Circumstances may happen. Property rights are strong in the family.

Speaker: Mischa Dobrotin, Ramona Resident

Mr. Dobrotin is a Littlepage resident and he supports Ms. Hawkins' request. There are 10 acre parcels on 1 side of her, and 40 acre parcels on the other side. There would be discontinuity to have 80 acre parcels there.

Mr. Tobiason said that 75 years ago he went to school with Littlepage children. They have been an asset to our community. He would like to help them as best as we can.

MOTION: TO RECOMMEND RL 40 FOR PROPERTY SPECIFIC REQUEST RM 22.

Upon motion made by Kristi Mansolf and seconded by Chris Anderson, the motion **passed 12-0-0-0-3**, with Matt Deskovick, Bob Hailey and Eb Hogervorst absent.

ITEM 12: Subcommittee Reports

12-A: SOUTH (Hailey) (No Business)

12-B: WEST (Mansolf) (Action Items)

12-B-1: GP Update Property Specific Request Referral, RM 15, Teyssier. Approved Subdivision on Horizon View Drive at SR 4 in RL 40 Area – *Approved on Consent*

12-B-2: Draft Residential Design Guidelines, Available at:

[http://www.sdcounty.ca.gov/dplu/NON-CEQA/Draft Residential Design Guidelines January 2012.pdf](http://www.sdcounty.ca.gov/dplu/NON-CEQA/Draft%20Residential%20Design%20Guidelines%20January%202012.pdf)

Ms. Mansolf said the West Subcommittee reviewed the Draft Residential Design Guidelines. The original intent of the Draft Residential Design Guidelines were to apply to Conservation Subdivisions. Now it applies to all single family residential homes to be built. The following comments were made on the document:

Paragraph 3: No economic considerations are included.

Paragraph 4: The document states that inclusion of agriculture should be encouraged. It would be difficult to achieve this on individual lots in a conservation subdivision, depending on lot size.

Paragraph 8: Who will maintain the trails and pathway connectivity? What elements will be included in the internal project roads? A bike lane? A pathway? No preference is specified for curb, gutter or sidewalk, or berms

Paragraph 9: It is important that planners are also designers if they will be doing design work.

Mr. Wallace said he thinks the projects in the handout look like Scripps Ranch, not Ramona. Guidelines such as these are forced on the public by big developers. There are only a few places like Ramona left to build. Cumming Ranch and Montecito Ranch are clustering and trading off with having green spaces.

Ms. Anderson said the Cumming Ranch and Montecito Ranch were Specific Planning Areas (SPA's). A single lot or a minor subdivision is very different. This document will also apply to single family homes.

Mr. Brean was concerned with the mention of open space on private lots on page 4. He did not feel 5 to 10 acre lots should have open space on them. Mr. Brean said he also questioned the language that encourages the incorporation of agriculture on lots in a conservation subdivision.

Mr. Stykel is concerned because it applies to single family homes. People will not be able to build what they want on their lot.

Mr. Tomlinson said it will also apply to remodels. Individual homeowners will be burdened by this. Single family homes will not be affected unless they remodel.

Mr. Sprong said he too questioned the language that encourages the incorporation of agriculture but wants setbacks to buffer the agriculture.

Mr. Tobiason said 8 or 10 years ago the County told the owner of the Cumming Ranch to cluster homes and give the rest for open space. Now there are 1.5 and 2 acre lots planned. Mr. Driscoll is hardly able to do anything on his property.

Ms. Anderson said the MSCP was adopted in approximately 1999. The MSCP provided for corridors for connectivity for animals. Even with the MSCP, open space is still being taken. Ms. Anderson said there is a 5 acre building envelope for large parcels. Ms. Hawkins, for example, can only use 5 acres of her 40 acre parcel. The design needs to go with the lay of the land. We should have the ability to do what we want.

Mr. Brean said there will be form-based code in the near future.

Ms. Anderson said she feels the document is restrictive. She feels subdivisions, such as those referred to in the document, should go to the Design Review Board. Multi family over 15 units goes to the Design Review now.

MOTION: THE RCPG CATEGORICALLY DISAPPROVES OF THIS TYPE OF RESIDENTIAL GUIDELINES FOR SINGLE LOT CONSTRUCTION OF SINGLE FAMILY HOMES, MINOR SUBDIVIONS OR REMODELS. THESE TYPES OF RESTRICTIONS AND CONSTRAINTS DON'T ALLOW FOR RAMONA RURAL CHARACTERISTICS, ESPECIALLY AND FOR EXAMPLE, ELEMENTS SUCH AS OPEN SPACE BUFFERED AGRICULTURE WITH DOUBLE TAKING OF LAND WITH THE ADDITION OF OPEN SPACE ON INDIVIDUAL LOTS.

Upon motion made by Chris Anderson and seconded by Kristi Mansolf, the motion **passed 12-0-0-0-4**, with Matt Deskovick, Scotty Ensign, Bob Hailey and Eb Hogervorst absent.

MOTION: TO REJECT ITEM 9, MULTI-FAMILY, BUT SUPPORT CURRENT RAMONA GUIDELINES, SOON TO BECOME RAMONA STANDARDS, FOR OUR MULTI-FAMILY HOMES.

Upon motion made by Chris Anderson and seconded by Kristi Mansolf, the motion **passed 11-0-0-0-4**, with Matt Deskovick, Scotty Ensign, Bob Hailey and Eb Hogervorst absent.

MOTION: TO SEND COMMENTS.

Upon motion made by Kristi Mansolf and seconded by Torry Brean, the motion **passed 11-0-0-0-4**, with Matt Deskovick, Scotty Ensign, Bob Hailey and Eb Hogervorst absent.

MOTION: IN LIEU OF ITEM 8, WHEN DEVELOPING IN THE RAMONA AREA, REFER TO THE RAMONA COMMUNITY MASTER PLAN FOR TRAILS AND CONNECTIVITY.

Upon motion made by Dennis Sprong and seconded by Chris Anderson, the motion **passed 12-0-0-0-3**, with Matt Deskovick, Bob Hailey and Eb Hogervorst absent.

MOTION: PRIOR TO IMPLEMENTATION OF SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES, WE REQUEST A PRESENTATION TO DESCRIBE THE EFFECTS ON OUR COMMUNITY.

Upon motion made by Chris Anderson and seconded by Dennis Sprong, the motion **passed 12-0-0-0-3**, with Matt Deskovick, Bob Hailey and Eb Hogervorst absent.

12-B-3: GP Update Property Specific Request Referral, RM 3, Various Industrial Properties in Floodway – Consideration of Changing to RL 20

Ms. Mansolf said the County has asked us for our recommendation on some of the properties in the floodway of the Santa Maria Creek. Originally the RCPG wanted the properties to continue to be Industrial should the FEMA designation change in the future. The West Subcommittee also wanted this and made a motion to leave the industrial zoning as is in the floodway now, and condition

building so a permit won't be issued until the FEMA map is revised or suitable mitigation is approved, and the motion passed. The GP Update is adopted, so the change has been made.

Ms. Anderson wanted to reiterate the motion made by the RCPG earlier on this area about redesignating the land to the appropriate industrial designation should the FEMA map be revised.

MOTION: RM 3: PROVIDED WE ARE ALLOWED TO HAVE 1 PARCEL WITH MULTIPLE LAND USE DESIGNATIONS WE'D LIKE TO RETAIN THE DENSITIES OUTSIDE OF THE FLOODWAY. WE SUPPORT THE MOTION MADE SEPTEMBER 9, 2010 – "TO REDESIGNATE LAND TO APPROPRIATE INDUSTRIAL DESIGNATION SHOULD FEMA MAP BE REVISED." IF NOT ALLOWED TO RETAIN, WE'D LIKE AN OPPORTUNITY TO REVISIT WITH COUNTY STAFF PRESENT.

Upon motion made by Chris Anderson and seconded by Kristi Mansolf, the motion **passed 11-0-1-0-3**, with Angus Tobiason voting no, and Matt Deskovick, Bob Hailey and Eb Hogervorst absent.

12-C: EAST (Ensign)(No Business)

12-D: PARKS (Tomlinson)(Action Item)

12-D-1:Development/Confirmation of the Park Land Dedication Ordinance (PLDO) Project Priority List and Recreation Programming Priority List (Identification of Recreation Program Needs and Priorities) 2011-2012

Mr. Tomlinson said he has been getting input from people on parks projects for Ramona. He has still been unable to get a quorum for a meeting; however, he has confirmed subcommittee members for 2012 with a couple of people dropping off, so it should be easier to get a quorum in the future.

MOTION: TO TABLE UNTIL NEXT MONTH (MARCH, 2012).

Upon motion made by Chris Anderson and seconded by Kristi Mansolf, the motion **passed 12-0-0-0-3**, with Matt Deskovick, Bob Hailey and Eb Hogervorst absent.

12-E: CUDA (Brean)(No Business)

12-F: Transportation/Trails (Hickman)(Action Item)

12-F-1: TM 4962 MDS Development, 30 Homes on Magnolia, north end of Lapis Ln and west of Black Canyon Rd. Recirculated Environmental Document, Public Comment Period is 2-16 through 4-2-12. Available online at: http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html

Mr. Hickman gave the Transportation/Trails Subcommittee report. The Subcommittee felt the project was a quality project. It is a project requirement to do a DG pathway along Ramona Real. The Subcommittee asked the proponent to provide a designated pathway along Lapis Lane to Ramona Real to Pile Street as is indicated in the Ramona Community Trails Master Plan.

Matt Miller said building a 10 foot pathway for one-half mile is not part of the project.

Mr. Hickman said this is part of the Trails Master Plan, and we would like it designated/called out on the map for the future.

Mr. Miller said language can probably be put in regarding the pathway. He would like a lawyer to look at the language before anything is agreed to.

Mr. Degenfelder was recognized by the Chair. He said this pathway would connect to the Cleveland National Forest.

MOTION: TO ACCEPT THE PUBLIC NOTICE PACKAGE. THAT THE PROPONENT SHOW A NOTE ON THE EXISTING DESIGN FOR A DG PATHWAY THAT WILL BE PARALLEL TO THE EXISTING ALTERNATE ACCESS ROUTE. FUTURE DEVELOPERS SHOULD REFER TO THE RAMONA COMMUNITY TRAILS MASTER PLAN FOR FUTURE DEVELOPMENT.

Upon motion made by Carl Hickman and seconded by Scotty Ensign, the motion **passed 9-1-0-2-3**, with Torry Brean voting no, Angus Tobiason and Richard Tomlinson stepping down, and Matt Deskovick, Bob Hailey and Eb Hogervorst absent.

12-G: DESIGN REVIEW (Chris Anderson) – Update on Projects Reviewed by the Design Review Board

Ms. Anderson said there was a Design Review Board meeting. Enforcement of the sign ordinance was discussed among other items.

12-H: Village Design Committee Meeting Report (Brean, Stykel)

The Village Design project is continuing to move forward. They are continuing to review drafts of the form based code document.

ITEM 13: OTHER BUSINESS (Chair) (Possible Action)

A. Hwy 67 Ad Hoc Subcommittee Report

The Chair said members of the Hwy 67 Ad Hoc Subcommittee met with the Gary Gallegos of SANDAG, representatives from CalTrans and Supervisor Jacob to discuss possible funding for a project report for the Highland Valley/Dye/Hwy 67 intersection. This intersection is currently the most impacted intersection in District 11. Mr. Gallegos suggested coming up with a plan to fund building the intersection because if a project report is completed and there is no possible funding available for construction, the project report will become stale and have to be redone. There was a follow-up meeting on February 22 to further discuss this issue with Supervisor Jacob, and representatives from CalTrans and SANDAG.

B. Red Tape Reduction Task Force Issue – Update

The Chair said it came to his attention that the RCPG had been added to a letter supporting Planning Groups written by Oliver Smith of Valley Center. Other issues brought up in the Red Tape Reduction Task Force Report are also included in the letter, and these have not been discussed by the RCPG. The letter has not been discussed among the RCPG. He had also been to a meeting with Supervisor District Chairs on this issue, and they have been working on a letter to submit to the Supervisors. There was a meeting called together at the County that was led by Mr. Smith, and the Chair and Ms. Mansolf left the meeting early, and no action had been taken by the group before they left.

Ms. Anderson was concerned with the RCPG being signed onto a letter that hadn't been discussed regarding the Red Tape Reduction Task Force Report, and wanted the RCPG to be taken off the letter.

MOTION: OUR REPRESENTATION WENT TO THE RED TAPE REDUCTION TASK FORCE MEETING FEBRUARY 2, 2012, THINKING IT WAS A COUNTY-CALLED MEETING. WE DISCOVERED IT WAS NOT. ITEMS DISCUSSED WERE NOT BROUGHT FORWARD TO THE RCPG PRIOR TO THE FEBRUARY 29, 2012, LETTER BEING SENT TO THE BOARD OF SUPERVISORS. OUR PLANNING GROUP DID NOT ADDRESS THESE ITEMS UNTIL MARCH 1. PLEASE REMOVE ANY REFERENCE OF THE RCPG BEING IN THERE THAT THE RCPG IS IN AGREEMENT WITH THE FEBRUARY 29 LETTER FROM OLIVER SMITH. THE RCPG TOOK ACTION IN REGARDS TO THE RED TAPE REDUCTION TASK FORCE REPORT AT THE JANUARY 5, 2012 MEETING AND AT THE MICRO COMMITTEE OF SUPERVISOR JACOB.

Upon motion made by Chris Anderson and seconded by Torry Brean, the motion **passed 11-0-0-0-4**, with Matt Deskovick, Bob Hailey, Eb Hogervorst and Angus Tobiason absent.

C. CalTrans Community Based Transportation Planning Grants – Consideration of Supporting Community Right of Way Development Standards Grant the County will Submit for the Community

Ms. Mansolf said the County plans to resubmit the grant for Community Right of Way Development Standards to CalTrans again this year. They are asking for letters of support from groups and organizations in Ramona to submit with the grant.

MOTION: TO DRAFT A LETTER IN SUPPORT OF COMMUNITY RIGHT OF WAY DEVELOPMENT STANDARDS FOR RAMONA.

Upon motion made by Chris Anderson and seconded by Paul Stykel, the motion **passed 11-0-0-0-4**, with Matt Deskovick, Bob Hailey, Eb Hogervorst and Angus Tobiason absent.

D. Highland Valley Ranch Appeal Going before the Board of Supervisors 3-14-12

The Chair announced the Highland Valley Ranch Appeal will be going before the Board of Supervisors on March 14. He plans to attend. He would like to make an organized presentation to the Board as was done for the Planning Commission hearing.

Ms. Mansolf said she would go and speak, if necessary.

ITEM 14: ADMINISTRATIVE MATTERS (Chair)
A. Form 700, Economic Disclosure

The Chair reminded the RCPG members to file their Form 700's with either the Registrar of Voters or the Department of Planning and Land Use.

B. Ethics Training

The Chair reminded the RCPG members to do their Ethics training. This training is available for free online.

C. Names Submitted for New Subcommittee Members (Action)

Subcommittee chairs brought forward names of subcommittee members who had submitted emails or letters stating they wished to continue serving on the subcommittee.

MOTION: TO CONFIRM APPOINTMENT OF SUBCOMMITTEE MEMBERS AS FOLLOWS: PARKS – DAWN PERFECT, ARVIE DEGENFELDER, JOHN DEGENFELDER, TORRY BREAN AND RICHARD TOMLINSON; WEST – ROBIN MAXSON, GEORGE BOGGS AND KRISTI MANSOLF; CUDA – GEORGE BOGGS, BOB HAILEY AND TORRY BREAN; SOUTH – GEORGE EASTWOOD, THOMAS LEVIN, BILL WHITE AND BOB KRYSAK; TRANSPORTATION/TRAILS – SCOTTY ENSIGN AND CARL HICKMAN (TO DATE FOR TRANSPORTATION/TRAILS).

Upon motion made by Chris Anderson and seconded by Torry Brean, the motion **passed 11-0-0-0-4**, with Matt Deskovick, Bob Hailey, Eb Hogervorst and Angus Tobiason absent.

D. Concerns of Members

Mr. Sprong has concerns with the left turn lanes being removed from the plans for San Vicente Road. He would like the RCPG to look at this at a future meeting. Traffic will back up in San Vicente Road without left turn lanes.

Mr. Hickman said there are a variety of turn mechanisms, and so it is important to clearly define what is being discussed.

Ms. Mansolf said Mr. Boggs shared a concern at the West Subcommittee meeting. A parking lot or parking area is necessary for events at the Wildlife Research Institute during bird watching season. A school bus of children visited the facility and had no place to park, and the bus couldn't get off the road.

Mr. Hickman suggested Mr. Boggs make a presentation to the Transportation/Trails Subcommittee on this issue.

Ms. Anderson said she has a concern about the Starbucks going in at the bank building on Main Street. Due to the median, that is a bad spot on Main Street. She asked for Mr. Hickman to be proactive.

E. Agenda Requests

ITEM 15: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf