

PLANNING COMMISSION
MINUTES
TUESDAY, JANUARY 9, 1996

COMMISSIONERS PRESENT

Carolyn Tomei
Bill Johnson
Gordon Jones
Debi Linn
Michael Smith
Calvin Walter

COMMISSIONERS ABSENT

Scott McClure

STAFF PRESENT

Maggie Collins,
Comm. Dev. Dir.
Debbie Bischoff,
Senior Planner
Stacy Lawson,
Assistant Planner
Diana Myrvang,
Pub. Involv. Coord.
Shirley Richardson,
Hearings Reporter

1.0 CALL TO ORDER

Chair Tomei called the meeting to order at 6:35 p.m.

2.0 PROCEDURAL QUESTIONS -- None.

3.0 CONSENT AGENDA

3.1 Planning Commission Minutes -- November 28, 1995

Calvin Walter moved to approve the minutes of November 28, 1995, as presented.
Debi Linn seconded. MOTION CARRIED 6-0.

4.0 PUBLIC COMMENT -- None.

5.0 PUBLIC HEARINGS

6.1 Applicant: Peter K. Ilyin
Property Owner: Immoveable Foundation Church
Location: 10115 SE Stanley
Proposal: For approval of a Community Service Overlay
CSO-05-02

Chair Tomei explained the public hearing format. She asked if there were any questions. There were none. She then opened the public hearing to add 48 parking spaces and 16 bike rack spaces to accommodate the congregation of the Immoveable Foundation Church. The property is located within the R-7 Zone. She asked if there were any conflicts of interest or ex-parte contacts to declare. There were none. She asked if there were any Commissioners who visited the site; four hands were raised. No one in the audience challenged the impartiality of any Commission member or the jurisdiction of the Planning Commission to hear this matter.

Stacy Lawson reviewed the Staff Report with the Commission. The site includes an existing church building and associated parking, a single-family dwelling, and a vacant portion of the church property to the west of the dwelling, extending north to Logus Road. The church desires to improve its vacant property to provide additional parking for the congregation, reducing the need for on-street parking.

The proposal is in compliance with the Comprehensive Plan because it will provide for necessary improvements on Logus Road, as well as incorporating the requirements of the Transportation Planning Rule. This proposal, as conditioned, is also in compliance with the Zoning Ordinance requirement that parking areas be designed to connect with parking areas on adjacent sites to eliminate the use of the street for cross movements. The landscaping and lot coverage requirements have been met by the proposal.

An attractive pedestrian access is required in the parking areas. Staff is recommending a condition requiring that a walkway be provided down the center aisle of the parking area. The walkway would extend from Logus Road at the edge of the future right-of-way to the existing church development.

Churches are required to provide parking at a ratio of 1 space per 3-5 seats or 1 space per 8-12 lineal feet of bench. The Applicant is proposing 143 spaces, with 6 additional handicapped spaces. The Proposal exceeds the maximum requirement by 4 spaces. Staff has requested that the Applicant redesign the parking area; that may cause the loss of some spaces.

The Neighborhood District Association has requested closing off Logus Road, providing pedestrian access, and a 20-foot buffer. They believe there will be an adverse impact on Logus and the intersection of Logus and Stanley from the increased traffic off of Logus Road. The Committee recommends that the only access to the new parking area be through the existing parking lot from Stanley Avenue.

The Applicant is required to provide additional dedication on Logus Road, an improvement agreement, as well as landscaping and parking consistent with Section 500 and 1400 of the Zoning Ordinance. Minor alterations to the proposed plan for landscaping would be necessary ensuring lighting is directed away from adjacent residences. Staff also recommends conditions requiring the church to direct parishioners to park in the existing lot first and closure of the Logus Road entrance when the church is not in operation, as approved by the Fire Marshal. Staff recommends that one condition be added in the general planning section, to note that if the Applicant desires to gain additional parking spaces by respaving their existing lot, a restriping plan will be required.

The Applicant proposes to do a future lot line adjustment between the two properties with the existing house and the proposed parking area. Although this is not a requirement prior to construction of the parking area, if the administrative lot line adjustment were done at the same time as these improvements, it would make things a lot easier if the administrative lot line adjustment were done at the same time as these improvements. Staff recommends approval of the Community Service Overlay, CSO-05-02, subject to the conditions as stated in the Staff Report.

Bill Johnson asked if all the residences along Logus Road have the same right-of-way dedication and if the property above the line as indicated in the Staff Report is private property. **Stacy Lawson** reported that all of the residences have the same right-of-way.

This is currently private property, but the request is to have it dedicated to street right-of-way in order to widen the street and allow for sidewalks.

Mike Smith asked if the driveway will stay within the maximum allowable slope? **Stacy Lawson** stated that the Applicant has not yet redesigned the plan, but that the final design must meet the slope requirements. **Mike Smith** noted that the sidewalk proposed down the middle cuts the width of the area for parking considerably. **Stacy Lawson** stated that the property is reportedly shorter than stated by about ten feet. When you add ten feet to the width, there is additional area to develop the walkway. Staff is requiring a revised plan. **Mike Smith** asked if the entrance and exit will be signed. **Stacy Lawson** stated that signing could be incorporated into the conditions.

Chair Tomei asked if there was a landscaping plan? **Stacey Lawson** reported that a detailed landscaping plan is a requirement in the conditions. Barkdust is allowed as undercover, but is not a landscaping material. The tree requirement is 1 tree to every 40 feet.

Gordon Jones asked why the sidewalk is in the center? **Stacy Lawson** explained that there is a Transportation Planning Rule requirement that access be provided to the structure from the sidewalk. The sidewalk could be relocated to the side of the property; however it would be more accessible from either side if it were down the center. The sidewalk does not count as landscaping. **Gordon Jones** voiced concern that the proposed sidewalk will be an imposition on the Applicant.

APPLICANT PRESENTATION

Speaking: Peter Ilyin, 19240 South Pease Road, Oregon City

Mr. Ilyin reported that the pastor of the church did not speak English, so he was here tonight to represent the church. **Mr. Ilyin** explained that they did not work out all the details of the landscaping because they knew there might be more changes. He voiced concern over the sidewalk, stating that it will make the lot very expensive and they will not be able to park as many cars as anticipated. The intent of the Application is to reduce parking on streets and support the good-neighbor policy of the church.

Chair Tomei asked Mr. Ilyin if he is aware of Staff's suggestion to reconfigure the existing lot to pick up the spaces that will be lost in the new lot. **Stacy Lawson** stated that the redesign of the bottom turn-around portion of the property will decrease the loss of parking spaces. She stated, that a loss of spaces will probably be due to dedication of the original right-of-way.

Chair Tomei informed Mr. Ilyin that the Transportation Planning Rule requires that a walking area be provided. This may also affect the number of parking spaces. **Mr. Ilyin** stated that they will do what is necessary to comply with the requirements.

TESTIMONY IN FAVOR OF THE APPLICATION -- None

QUESTIONS OR COMMENTS ABOUT THE APPLICATION

Speaking: Lloyd Earls, 5620 Logus Road, Milwaukie

Mr. Earls stated that his property is directly to the west of the existing parking for the church. He pointed out his lot on the map. He stated that he has had no problems with the church; they have done a good job as neighbors. He requested information about the direction the traffic will be going upon exiting the church.

Mr. Earls stated that there is a drainage problem in this area and asked where the drywells will be placed. **Stacy Lawson** stated that the specific location of the drywells have not yet be determined. It will be up to the Public Works Department s evaluation of the site.

Mr. Earls asked for the setback requirements on Logus Road. **Stacy Lawson** stated that the existing setback is 30 feet. It will be 50 feet after the improvements on Logus Road. Ten feet will be taken off on both sides of the street.

Speaking: Jeff Marshall, 9901 SE 53rd, Milwaukie

Mr. Marshall reported that he is the Chairman of the Lewelling Neighborhood Association Land Use Committee. He asked why access onto Logus Road would be allowed? **Stacy Lawson** stated that they are accessing Logus Road because of circulation pattern concerns. The Staff Report addresses this concern. If Logus was closed off, there would not be adequate circulation throughout the property nor proper access for fire and emergency vehicles. It is important to have through access. The church will be required to encourage parishioners to drive through the existing parking lot to access the new lot.

Maggie Collins explained that Staff's recommendation is that Logus Road will be closed off to intermittent traffic during the week, except for times when the church is having activities. A gate will be put up to prevent some of the unauthorized use on the church property. For this large a parking lot in such a dense area, completing internal circulation for fire access can only be done in two ways: through circulation in and out of the site, or a 50 foot turnaround within the parking area.

Mike Smith stated he believed that parking spaces could be gained if there was an on-site turnaround. He feels that the church would prefer not to have access onto Logus for security reasons. There is emergency vehicle access to the church from Stanley. **Stacy Lawson** stated that the minimum radius has to be 50 feet. When you recalculate parking and landscaping, it would be difficult to have an adequate parking lot with a 50 foot radius turnaround.

TESTIMONY IN OPPOSITION TO THE APPLICATION

Speaking: John McDowell, 10116 SE Stanley Avenue, Milwaukie

Mr. McDowell stated that he does not feel the best use of the land is to pave the property with asphalt for use one or two times a week. The highest and best use of the land is single-family housing, which is what it is zoned for now.

The church property is too small for the congregation; that is why the Lutheran Church moved out. He suggested that the parishioners use the school parking lot less than a

block from the site. Also, he suggested that the Applicant make an agreement with DiscoMart for parking and run a shuttle bus from there to the church.

Mr. McDowell stated that he has lived across the street from this church for 30 years. There is a floodlight that shines in his window all night. He also voiced concern about the large yellow enter sign. He has discussed his concerns with the church. He asked that the Planning Commission not approve this Application. On Sundays, the parking lot is full, the church driveway is full, the street is full, and this lot is jam-packed full. If there is 50 percent growth, he does not see how the church will accommodate it.

APPLICANT S CLOSING COMMENTS

Speaking: Peter Ilyin

Mr. Ilyin stated that the final plans will be completed by an architect and will comply with all City specifications and requirements.

DELIBERATION AMONG COMMISSIONERS

Chair Tomei closed the hearing to public testimony and opened it to deliberation among the Commissioners. It was the consensus of the Commission that more information was needed to make a decision. The Applicant was asked to revise the plans, providing details of two alternatives.

1. Through access from Logus Road and connecting through to the existing parking in a manner that is acceptable to South Metro Fire.
2. Incorporation of the 50-foot minimum turnaround on the site into the plans, closing access onto Logus Road.

Each plan would be required to address all the requirements of Section 500 and 1400 of the Zoning Ordinance.

Debi Linn moved to continue the hearing, incorporate advisory conditions presented at the meeting with the condition advising the church to direct on-site circulation. In addition, adding a condition requiring a new "One Way Entrance" and "Exit" signs on the property for the through alternative. **Michael Smith** seconded. Motion Carried 5-1. Calvin Walter voted in opposition.

Recess was taken at 8:23 p.m. and the meeting reconvened at 8:25 p.m.

7.0 DISCUSSION ITEMS -- None.

8.0 OLD BUSINESS

8.1 Transportation System Plan Worksession

Debbie Bischoff reviewed the draft Transportation System Plan for Milwaukie. This Plan is a culmination of a year's work by staff, consultants, and citizens. It will

implement the Statewide Transportation Planning Rule requirement for local governments to complete long-range multi-modal transportation plans. A lot of the input for this Plan was from Milwaukie citizen working groups.

Based on existing conditions and proposed growth for the next 20 years, staff's goal is to come up with a balanced transportation system that does not rely on the automobile as the only mode of transportation. The State is mandating jurisdictions to review all forms of transportation to provide opportunities for alternative ways of getting around. The goal is to reduce the vehicle miles traveled by 10 percent over the next 20 years.

Existing transportation conditions were reviewed. This included an inventory of sidewalks, locations, bicycle lanes, current transit service, street network, and level of service on the streets. For the most part, our existing roadway system adequately carries automobile traffic through the City with minimum delays. There are some delays between 4-6:00 p.m. on McLoughlin/Harrison, Linwood/Johnson Creek Blvd, 32nd/Johnson Creek Blvd, and 43rd/King.

Sidewalks exists sporadically throughout the City. The highest concentration of sidewalks is in the downtown area. Some intersections are not complete with handicapped accessibility and crosswalks. Bicycle lanes exist but are not always complete. Truck/Freight travel is mostly on State highways: McLoughlin Blvd, Highway 224, 82nd Avenue, and I-205. There are no local routes designated for truck traffic. There are two active railroad lines that cross Milwaukie. There are 12 freight trains per day, inbound and outbound. Amtrak has four passenger trains daily through the City.

Modal plans for the future include primary corridors for bicyclists and pedestrians. Walking needs identified were continuous walkways, facilities for handicapped, maintenance of walkways without obstacles and in good repair, benches, shelters, and bus stops which encourage walking for all travel purposes and reduction of pedestrian-related accidents through activities and group safety and security.

Debbie Bischoff then presented and reviewed maps of the Walkways Network Master Plan and Action Plan and the Bikeways Network Master Plan. **Gordon Jones** asked if there were provisions for crossing the major barriers. **Debbie Bischoff** explained that part of the Action Plan recommendations deal with streets and roadways. Major studies will be done on McLoughlin Blvd. and Highway 224 to review regional and local issues for providing pedestrian and bike accessibilities and how to deal with highway traffic barriers. Traditional and non-traditional funding sources and new sources of revenues are being reviewed for these projects.

Debi Linn asked if lighting is being considered for safety concerns while walking and bicycling? **Debbie Bischoff** stated that lighting exists through most streets in the City. More information concerning lighting will be presented at the next worksession.

Future transportation needs of the City include more frequent and later bus service, and bus service to new destinations (Lloyd Center), more accessible bus service, addition of light-rail service to Milwaukie, more bus shelters and bus stops. Milwaukie will continue to work with Tri-met on existing service provisions and future transit service.

A revised functional classification is proposed in the TSP. Currently, the City designates arterial, collector and local streets. A new classification has been created: "neighborhood" street which is greater than a local street, but less than a collector. She pointed out the proposed neighborhood streets on the map. A few arterials are proposed to be changed to collector streets, such as Monroe Street, Oak Street and 37th Avenue..

No new streets are being recommended, just minor improvements. Studies are recommended around the State Highways, especially ORE 224, to prevent regional traffic from using local streets to get through the congestion.

A public review period is underway. Staff will be attending Neighborhood District Associations and community organization meetings, as requested, to answer questions and receive comments on the draft Transportation System Plan. Staff will continue TSP draft discussion with the Planning Commission at its next meeting. Discussion will center on the prioritization of Action Plan projects.

8.2 Light Rail Study Update

Diana Myrvang showed a video of the history of Portland transportation developments.

9.0 OTHER BUSINESS

9.1 Historic Commission

Debi Linn reported that a meeting has been scheduled for January 22, 1996.

9.2 Town Center Area Task Force Report -- An update will be presented at the next meeting.

9.3 Tree Committee Report

Chair Tomei reported that the draft ordinances have been completed and will be ready for review at the next meeting.

9.4 Community Development Report

Planning Commission Worksession Topic List **Maggie Collins** passed out to the Commissioners a revised Topic List. She explained that there will not be more than 45 minutes allowed on any given item on the list. Staff Reports will be kept between five and fifteen minutes.

These topics will be covered at worksessions which will be held on the second Planning Commission meeting of each month. These worksessions will be held at the Public Safety Building.

ECR Recycling Application **Maggie Collins** reported that as new material comes in, it will be sent out to interested parties and the Neighborhood Association involved. Due to the magnitude of the information, the Application will be re-opened. A second public hearing will be scheduled. At this point, no information has been received. Staff will

contact the Applicant to get an estimate as to when they will have their materials ready and when the hearing can be placed on the agenda.

Boards and Commissions Review Process Maggie Collins reported that City Council is reviewing the Boards and Commissions. A draft ordinance is intended to lay out the specifications for anyone serving on a Milwaukie Board or Commission. It will also include some amendments to the Municipal Code on the duties and mission of each of the boards and commissions.

Riverfront Project Maggie Collins stated that all the members of the Planning Commission are invited to be a part of the Steering Committee for the Riverfront Project. She asked who would like to serve on this Committee. Debi Linn, Mike Smith, and Calvin Walter volunteered to serve on the Committee. Carolyn Tomei thought Scott McClure had expressed an interest. Diana said she would call him and inquire. The first meeting is scheduled for later this month.

Adopt a Goal Maggie Collins reminded the Commissioners of the goal preferences discussed at a previous meeting. After discussion, the following preferences were made:

- 1-Develop a Mixed Use Zone in the Milwaukie Downtown Area--Calvin Walter
- 2-Complete the Riverfront -- Debi Linn
- 3-City-wide Pedestrian Access (Trails and Parks) System -- Debi Linn
- 4-Tree Program -- Carolyn Tomei
- 5-Sign Inventory -- Mike Smith

- 10.0 Next Meeting -- January 23, 1996 -- Public Service Bldg
- 10.1 Transportation System Plan
- 10.2 Historic Resources Commission Report
- 10.3 Tree Committee Report and Worksession
- 10.4 Riverfront and Boat Ramp Report
- 10.5 Neighborhood Land Use Committee Application Referral Process
- 10.6 Clackamas Regional Town Center Plan Process
- 10.7 Community Development Report

Debi Linn moved to adjourn the meeting of January 13, 1996. **Bill Johnson** seconded. MOTION PASSED UNANIMOUSLY. The meeting adjourned at 9:52 p.m.



Carolyn Tomei, Chair



Shirley Richardson, Hearings Reporter

AGENDA
MILWAUKIE PLANNING COMMISSION
Milwaukie City Hall, 10722 SE Main
Tuesday, January 9, 1996
6:30 pm

		ACTION REQUIRED
1.0	Call to Order	
2.0	Procedural Questions	
3.0	Consent Agenda Planning Commission Minutes: November 28, 1995 City Council Minutes: November 21, 1995 (upon approval by Council)	Motion Needed Information Only
4.0	Public Comment This is an opportunity for the public to comment on any item not on the agenda	
5.0	Public Hearings	Discussion and Motion Needed
5.1	Applicant: Peter K. Ilyin Property Owner: Immovable Foundation Church Location: 10115 SE Stanley Proposal: For approval of a Community Service Overlay (CSO-05-02) to add 48 parking spaces and 16 bike rack spaces to accommodate the the congregation. The property is located within the R-7 Zone.	
6.0	Worksession	
6.1	Transportation System Plan Update (presented by Debbie Bischoff)	Discussion Only
7.0	Discussion Items - None	
8.0	Old Business	
8.1	Light Rail Study Update (Video)	Information Only
8.2	2040 Study Update	Information Only
9.0	Other Business/Updates	
9.1	Historical Resources Commission Report	Information Only
9.2	Town Center Area Task Force Report	Information Only
9.3	Tree Committee report	Information Only
9.4	Community Development Report	Review and Comment

10.0	Next Meeting- Worksession to be held at PSB	
10.1	Transportation System Plan	
10.2	Historic Resources Commission Report	
10.3	Tree Committee Report and Worksession	
10.4	Riverfront and Boat Ramp Report	
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The Milwaukie Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please.

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Public Hearing Procedure

1. Staff Report
2. Correspondence
3. Applicant's presentation
4. Public testimony from others in support of application
5. Comments or questions from interested persons who are neither proponents nor opponents
6. Public testimony from those in opposition to the application
7. Questions from the Planning Commission
8. Rebuttal testimony from Applicant
9. Closing of public hearing
10. Commission discussion/action

The Planning Commission's decision on these matters may be subject to further review or may be appealed to the City Council. For further information, contact the Milwaukie Community Development Department office at 786-7650.

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TO: PLANNING COMMISSION MEMBERS

FROM: JEANNE GARST, CD OFFICE ASSISTANT

RE: Packet Materials From 12/12/95 Meeting

DATE: JANUARY 9, 1995

Due to the windstorm on December 12, 1995 and subsequent cancellation of that meeting (the last scheduled 1995 PC meeting), you will need to bring your packet for that meeting to the meeting on January 9, 1996. Please note that it is especially important to review:

- The staff report for CSO-95-02
- The Transportation System Plan (TSP) Notebook.

If you need an additional copy of either of these items please let me know, I will be happy to provide you one.

If you have any questions concerning the CSO-95-02 report you can contact Stacy Lawson at 786-7653. Debbie Bischoff, 786-7652, can be contacted about the TSP Draft.

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