

**TOWN OF DILLON
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING
WEDNESDAY, August 1, 2018
5:30 p.m.
Town Hall**

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Wednesday, August 1, 2018, at Dillon Town Hall. Chairperson Teresa England called the meeting to order at 5:30 p.m. Commissioners present were: Teresa England, Derek Woodman, Joshua Ryks, Alison Johnston, and Steve Milroy. Staff members present were Dan Burroughs, Town Engineer; Kathleen Kelly, Town Attorney; and Corrie Woloshan, Recording Secretary.

APPROVAL OF THE MINUTES OF JUNE 6, 2018 REGULAR MEETING

Commissioner Derek Woodman moved to approve the minutes from the June 6, 2018 regular meeting. Commissioner Joshua Ryks seconded the motion which passed unanimously.

WELCOME NEW COMMISSIONERS TO THE PLANNING AND ZONING COMMISSION & BRIEF LEGAL TRAINING

Dan Burroughs, Town Engineer introduced and welcomed the new Planning and Zoning commissioners, Alison Johnston and Steve Milroy.

Kathleen Kelly, Town Attorney gave a brief legal training including why the process matters, quasi-judicial hearings and impartiality, and criteria for quasi-judicial hearings.

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF RESOLUTION PZ 12-18, SERIES OF 2018

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY APARTMENT AT 435 E. LA BONTE STREET, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

PUBLIC HEARING:

A Public Hearing is required for this application. The Planning and Zoning Commission shall open a Public Hearing on the application and hear testimony from Town staff, the applicant, and any public testimony submitted during the Public Hearing.

Chairperson Teresa England opened the public hearing at 5:55 p.m.

John Borthwick, 308 W LaBonte. Structural engineer and person who did drawings for the project, presented a summary of the project on behalf of the Crawfords, owners of 435 E. La Bonte Street Dillon. It's a

simple project. They have an existing 400 square foot garage, normal truss style roof. Plan is to take off roof, beef up structural capability. A one bedroom, one-bathroom apartment above. Staircase off to the side as a way to get up to the apartment. I believe it's 500 square feet. Deck that faces the backyard. Worked with Ned West, quite a bit to iron out issues with setbacks. Lot is on a corner, I was confused where side yard setback was. We got that figured out. As far as outside finishes, the siding and shingles on the garage match the house. The same will be with the new part. Their son is a teenager in a few years. The reason behind this is to have more space.

Dan Burroughs, Town Engineer presented.

SUMMARY:

The Town received a Level III Development Permit Application for an Accessory Apartment at 435 E. La Bonte Street from the owners of the property Lara and Robert Crawford. The principal residence on the property is the full-time residence of the Crawfords. The proposed Accessory Apartment is to be located in an additional and remodel above the existing freestanding garage.

The remodel includes supplemental foundation support through the installation of helical piers tied to the existing garage foundation. An addition is proposed to provide an interior stairwell that ascends to the second level one-bedroom accessory apartment. There are also exterior stairs on the rear of the garage with an attached second level deck coming off of the living space of the proposed apartment. The apartment includes a kitchen, bathroom, and living space.

The architectural design incorporates southern exposure and architectural design elements consistent with the Town's design guidelines and elements found in neighboring and surrounding properties. Elements of the existing primary residence, a log cabin style structure with stone and board and batten gable siding, are elements incorporated into the proposed design.

The site is located at the corner of Tenderfoot Street and E. La Bonte Street. The primary residence has its front entrance off of E. La Bonte Street. The garage is accessed off of Tenderfoot Street. The site has mature street trees and landscaping.

Public Notice:

The Town properly noticed the public hearing in the newspaper, sent out a mailing to properties within 300' and posted the site within the 7-14 day required notice period.

Zoning:

The proposed Accessory Apartment is located in the Residential Low (RL) Zone District. Accessory Apartments are permitted in the Residential Low zoning district through a Level III Development Review process.

COMPLIANCE WITH DILLON COMPREHENSIVE PLAN:

The creation of varying forms of residential dwellings is a goal of the Town of Dillon Comprehensive Plan.

REVIEW CRITERIA:

A. The proposed Level III Development Application for a Conditional Use Permit for an Accessory Apartment complies with the specific requirements of Section 16-5-220 "Conditional use criteria" of the Town of Dillon Municipal Code, as detailed as follows:

1. The use is listed as an allowed conditional use within the zone, or is otherwise identified as a conditional use and is consistent with the intent and purpose of the Comprehensive Plan and applicable zoning district.

The site is zoned Residential Low (RL), an Accessory Apartment is allowed in the Residential Low (RL) zoning district so long as certain provisions of the Dillon Municipal Code are met. The Accessory Apartment is consistent with the existing residential uses in this developed neighborhood, and Accessory Apartments exist in nearby properties.

2. The parcel is suitable for the proposed conditional use, considering such factors as size, shape, location, topography, soils, slope stability, drainage and natural features.

The proposed Accessory Apartment to be constructed above the existing garage with a proposed addition for stair access is suitable for the parcel. The size, shape, location, topography, soils, slope stability, drainage, and natural features are not anticipated to be affected by the proposed garage and Accessory Apartment project.

3. The proposed conditional use will not have significant adverse impacts on the air or water quality of the community.

The existing site is developed with appropriate drainage and vegetation, and any areas disturbed during the project are to be re-vegetated to ensure soil stability and thus the protection of air and water quality. No potential air quality concerns with the proposed Accessory Apartment use on this property were identified.

4. The proposed conditional use will not substantially limit, impair or preclude the use of surrounding properties for the uses permitted in the applicable zoning district.

The existing developed site is adjacent to existing residences. The proposed garage addition to create the Accessory Apartment above the existing garage will not substantially limit or impair the existing uses on the surrounding properties.

5. Adequate public utilities and services are available or will be made available to the site prior to the establishment of the conditional use.

The existing site is already served by gas, electric, water, and sanitary sewer facilities. The project requires the assessment of additional water and sewer tap fees.

B. The proposed Level III Development Application for a Conditional Use Permit for an Accessory Apartment complies with the specific requirements of Section 16-4-40 “Accessory Apartments and secondary units” of the Town of Dillon Municipal Code, as detailed as follows:

A secondary residential unit or Accessory Apartment may be permitted in the RE, RL, RM and RH zones in a single-family residence, subject to the following provisions:

1. The Planning and Zoning Commission shall review and approve, under the Level III process, a site plan showing the location of the unit.

The applicant has applied for a Level III Development Permit for the proposed project. The application includes a site plan indicating the proposed location of the addition to the

garage with the 1-bedroom, 1-bathroom Accessory Apartment above accessed by an interior stairwell addition proposed with the project.

2. The property owner shall pay all required water and sewer tap fees.

The property owner shall pay an additional 0.65 EQR water and sewer tap fee associated with the Accessory Apartment. The fee shall be paid in full prior to issuance of the building permit.

3. The unit shall meet all building code requirements.

Once approved by the Town, the plans will be submitted to the Summit County Building Inspection Department for their review, approval, Building Permit issuance, and inspections.

4. Two (2) parking spaces shall be provided per unit, and such parking area shall be landscaped to buffer parking from neighboring properties.

Two parking spaces for the Accessory Apartment are provided as part of the application. The parcel is currently landscaped, and the proposed additional parking spaces are buffered from adjoining properties.

5. The habitable portion of the Accessory Apartment is not greater than nine hundred (900) square feet in size, nor is it more than one-third ($\frac{1}{3}$) the size of the heated living area of the primary residential unit.

The habitable portion of the Accessory Apartment is approximately 557 square feet of the overall heated portion of the residence which is approximately 2,074 square feet. This sub-section is satisfied with the application.

6. A restrictive covenant is filed stating the unit will not be subdivided into a separate ownership unit from the primary unit.

The property owner shall execute the restrictive covenant to not subdivide into separate ownership, and must file said restrictive covenant as a condition of approval of this Resolution.

7. The unit is deed restricted against utilization as a short-term rental, which means it may not be rented for periods of time of less than six (6) months.

The property owner shall execute the deed restriction preventing the short term rental of the property and must file said deed restriction as a condition of approval of this Resolution.

8. The unit design is compatible with the neighborhood and the principal structure.

The design melds the existing log cabin style architecture with mountain architectural style. Complimentary elements are on both the existing and proposed portions of the residence. Architecture elements of the design are compatible with the neighborhood.

9. The unit may be a separate building from the primary structure, when placed above a freestanding garage, or on lots greater than one (1) acre.

The Accessory Apartment will be constructed above the existing freestanding garage; therefore, this sub-section criteria is met.

CONDITIONS OF APPROVAL:

The Planning and Zoning Commission may apply additional conditions to the approval of this application, but the following conditions of approval currently apply to the application:

1. The applicant shall obtain a Grading and Excavation Permit with the Town prior to performing any site disturbing activity.
2. The proposed new foundations for the stairwell addition on the garage and the exterior stair and deck footings shall be surveyed by a Colorado Licensed Surveyor and an Improvement Location Certificate plat provided to the Town prior to Building Permit finalization. The following information is to be provided: location of the foundation showing adherence to the setbacks, and providing a building height certification meeting the maximum building height limit.
3. The applicant shall landscape or re-vegetate all disturbed areas with suitable landscaping or by planting a native grass seed or turf grass seed mix, ensure growth through watering or irrigation, and maintain a vegetative ground cover.
4. The applicant shall pay the required water and sewer EQR / tap fees.
5. The applicant shall pay all applicable Impact Fees.
6. The applicant shall file with the Town the required restrictive covenant preventing subdividing into separate ownership.
7. The applicant shall file with the Town a deed restriction that prevents short term rentals of the Accessory Apartment.
8. The applicant shall verify the functionality of the water service curbstop valve. The curbstop water service valve shall be observed and documented as functional by the Dillon Water Department. It is the owner's responsibility to maintain the curbstop valve in an operational condition in accordance with the Dillon Municipal Code.

The driveway surface between the detached garage and the edge of pavement on Tenderfoot Street shall be paved with asphalt or concrete.

Chairperson Teresa England commented, I'm confused about the driveway, is it asphalt or concrete? Dan Burroughs Town Engineer clarified, it's gravel. There are currently 3 entry points so there will be 2 access points. Commissioner Derek Woodman mentioned, unless I missed it, it doesn't say that in any of the conditions, that one of them is going to be terminated. Dan Burroughs Town Engineer stated, it's in the resolution. Commissioner Derek Woodman suggested, if it's one of the requirements it should be added in the amendments. Dan Burroughs Town Engineer explained, what this says is to pave the driveway between Tenderfoot and the garage. Commissioner Derek Woodman continued, I understand what you just said but it doesn't say that you're going to terminate an access point. So it's not a condition? Dan Burroughs Town Engineer replied, no. Chairperson Teresa England asked, the plans say they're going to paint the structure blue to match the house. Is the house really blue? Crawford responded, it is. It's like a navy. We painted it a year ago.

Brian Stopps residing at 209 Tenderfoot St spoke. Live across the street and down a little bit. Want to voice my support for the development for this project and throughout the Town of Dillon. The Town is approving larger condo buildings. That's exactly what this Town needs in my opinion. Every little bit is needed to drive business in this community. It's a small step, but it's a step in the right direction. I went through a similar process 12 years ago and it's worked out beautifully for me. It's proven to be very beneficial to have for folks that are tenants that otherwise wouldn't be able to live in the downtown core area of Dillon and afford others that opportunity.

John Borthwick expressed, want clarification on the driveway issues. Let's start with the driveway that serves the existing garage. Right now it's 2-car. Plans are for it to remain that way. I think I heard Dan say something about a paved driveway, is that a requirement? Dan Burroughs Town Engineer replied, I'll

have to check the code. John Borthwick, if you decide it right now the Town code will be clear. Either you have to do it or you don't. Dan Burroughs Town Engineer responded, we could say the driveway between the garage and the road has to be per code. John Borthwick said, the pull through driveway, the L-shaped driveway, you can enter from Tenderfoot and exit on E La Bonte. The desire is to have both of those access points remain. Always safer to be able to pull through than to back out. We'd like to know what you're approving and what the Town requirements are. Chairperson Teresa England commented, it's unusual to have 3 access points on any property anywhere. If I understood staff correctly there would be future improvement to the home and the L-shaped driveway would be dealt with at that time. Is that correct? Dan Burroughs Town Engineer answered, yes. If you ever modify the main house we would force you to do one to maintain snow storage.

Rob Crawford applicant residing at 435 E La Bonte mentioned, wrote a letter stating the greater plan with their property. Lived in Summit County for over 2 years. Feel fortunate to have purchased a house in the Town of Dillon. Anything we do there is to improve the property. We've been steadily slowly approaching it in that regard and want it to be nice. With all the work that's been going on in the Town of Dillon we want to participate. That's our end goal.

Email dated May 20, 2018 to Ned West from Lara Crawford entered into the record per suggestion of Chairperson Teresa England:

You asked for a note describing how we will blend the new look of our addition over our garage with our existing house. First just a quick background about us. We have lived and worked in Summit County full time for over 25 years. It has always been a goal of ours to live in a home in Dillon. We finally got here three years ago when we bought this house. Our desire is to improve the appearance of our corner for many reasons that include the overall improvement of the town of Dillon. One of our favorite things about this house is telling its story and how it moved to eventually land here in Dillon. We want to maintain and honor its roots. The new structure will be sided and colored to match the log home. An original idea for us was to face the pitch of the roof toward the south so that we could install solar panels. We changed this design to pitch the roof toward the north on the Tenderfoot side so that it will blend better with the roof of our existing house. A large part of the appearance of our house is the large roof line. We are keeping the height low to be close to the height of the house. The design of the structure is also consistent with the design of other new buildings coming to Dillon.

Chairperson Teresa England closed the public hearing at 6:21 p.m.

Commissioner Steve Milroy disclosed he lives across the street from the applicant but feels he can render a fair and impartial decision. Applicants Rob and Lara Crawford do not object.

Chairperson Teresa England added, the resolution does need to be modified item #9.

Chairperson Teresa England moved to approve Resolution NO. PZ 12-18 Series of 2018 subject to the following amendments:

- Section 3 subpart 9 to read that the driveway service between the driveway and Tenderfoot may be resurfaced as required under the Town of Dillon building code.

Commissioner Derek Woodman seconded the motion, which passed unanimously upon roll call vote.

OTHER BUSINESS :

Chairperson Teresa England asked, question about existing project. Is Christy's ever going to go vertical? Commissioner Steve Milroy responded, they're building the foundation today. Dan Burroughs Town Engineer added, they're doing all the utilities and everything. There was an amazing amount of water in that area. They had to treat it first for certain metal in there before they release it. They're doing pretty good. As soon as they get the foundation it'll go pretty quick. Chairperson Teresa England questioned, plan was to get it going by winter? Dan Burroughs Town Engineer replied, yes. You just never know what you're going to get with our winters. It's the way construction is. It doesn't look like much until it gets going. I think it's going per plan. Whether it's going well I can't answer that. It's moving. I don't think they were planning to get it open until Christmas.

Commissioner Derek Woodman asked, curious, Buffalo where it got restriped we ended up losing 3 spots because the Stage stop was going to be located there. Dan Burroughs Town Engineer detailed, we met with the Stage and decided it was the best spot for a stop. We'll get those spots back. We'll put loading on those spots. It's something we have to restripe after the winter. The Stage didn't really want it next to a residential unit. Stage usually doesn't want to stop at a stop sign. There's no traffic on that road so it's not a real safety concern. We decided that was the best temporary spot for it. We're going to flip the route next year. We're not going to do the parking project on Buffalo. We are going to put a storm sewer in there. It's a park master plan component so that's what we're going to do this fall. Next year we'll tie our storm sewer into that project. We'll see how that goes. We're asking for 3 new bus enclosures in the neighborhood of \$60,000 and we'll do that at the same time. That's the ultimate plan and we're seeing all the moving pieces bump into each other. Commissioner Derek Woodman continued, so there's no enclosure for winter? Dan Burroughs Town Engineer stated, no not for this year. It's not unusual, there's not one at Corinthian. But at least the stop will function. I'm not sure what the Town Manager will want to do and where we're headed. Ned, Scott and I all picked the same bus enclosure out of a catalog. If they want to pay the money we'll hire Roth Sheppard. The problem is our bus shelters get vandalized quite a bit. Chairperson Teresa England stated, in Denver I think RTD puts in all the enclosures. Why doesn't the Stage? Dan Burroughs Town Engineer explained, it's part of our commitment to keep the Stage in town. With the wind and everything up here we really need 4 sides. I'm not sure it'll come to PNZ. It's an interesting dynamic now that we have the mountain lakestyle. We have a budget but we can't put \$50,000 into every structure. The one in front of Target is beautiful, it's probably a \$40,000 structure. The City Market shelter is small. When it was put in in 2003 that was nice, City Market paid for the cart corral. We're working through all those things. It's obviously well used. Chairperson Teresa England stated, my background is the developer pays for it. I know we want development but we can't be so adverse that the developer won't pay for it. Dan Burroughs Town Engineer commented, it's a poorly designed shopping Center. The sidewalks, the bushes are in the wrong place so you can't see. It wasn't designed well. The whole concept of a bus coming through there wasn't even brought to light. That's one of the things we do need to ask for is a bigger shelter there. Commissioner Alison Johnston suggested, and a crosswalk. It's super dangerous. Dan Burroughs Town Engineer replied, we don't own the property. That's one of those things where different Town Managers have different approaches. Commissioner Steve Milroy added, maybe if they moved it down to the end by Petco so they don't have to walk through the parking lot. Dan Burroughs Town Engineer clarified, it comes to the issue where that side of the parking lot is much steeper. The City Market cart corral probably doesn't want to go there. Where it is now is relatively flat. We can certainly ask. Chairperson Teresa England asked, does City Market own their footprint? Dan Burroughs Town Engineer mentioned, yes, and a certain part of the parking lot. I think the way it works is Miller Realty owns pretty much everything else and rents it. The only thing that's maybe not on the lease is the hotel and maybe the movie theater. It's really up to Miller. The thing is they don't want to become a park-n-ride. We had the CU architecture school up here. They came up with a plan that was presented at Council worksession of things that could happen around Town. One of the ideas, how can we get connectivity between Dillon Ridge and Town Center? Their idea was a gondola. There's no money or desire in the community for it. It's a nice idea. I told them it wasn't out of the realm of reality. It gets all

that traffic off the streets. It's a good safe way to move people. Gondolas are good, they're enclosed and keep all the stuff in there. One thing they did in City Market center was a parking garage with a building on top of it and strip mall. Commissioner Derek Woodman asked, what is the other pad they're trying to develop over there? Dan Burroughs Town Engineer responded, there are no plans that have been submitted. Commissioner Alison Johnston stated, I know Starbucks submitted an application for a drive through. Dan Burroughs Town Engineer answered, not with us. We don't have any applications. Kathleen Kelly Town Attorney explained, once an application has been filed that triggers our quasi-judicial process. Until then Dan can't talk about it. Dan Burroughs Town Engineer asked, Sept 5th we'll have an application. Can everyone make that meeting? Response from all Commissioners, Yes. Chairperson Teresa England mentioned, I won't be here for the December meeting. When we approved the amphitheater one thing I asked was how are you going to control access for paid event? I've heard so many complaints about that construction fence. Are there more long-term plans on how to handle that? Dan Burroughs Town Engineer explained, it's never been figured out. This paid thing happened very fast. This is what they came up with, they hired an events firm to handle that. Have them write the Council letters, it's important to hear that viewpoint. We're actually thinking for one of the concerts coming up to rent that fence again. The big thing is we have a lot of people. The other big debate is, how much is too much? How many paid concerts do you want to have. It's a small venue. There's a maximum occupancy and we have to respect that number. The thought is to print tickets and hand them out. When they don't have any more, close the venue. Chairperson Teresa England commented, that's not going to go over very well. Dan Burroughs Town Engineer explained, one of the big debates is the men's restroom. Just because there's a line but it's moving doesn't mean there's a problem. Some problems seem urgent but they're not really. We're easing into the amphitheater and figuring out what we need to do. Commissioner Steve Milroy asked, was anything planned around the parking? At this last concert I've never seen so many people parked on the street to the point people were up and parked in front of stop signs. I think that's going to limit it more. There's just no where to park. Dan Burroughs Town Engineer suggested, I'd encourage you to email the Council members and the mayor and tell them what you've observed. Commissioner Steve Milroy said, that's part of why I wanted to be part of the process. Chairperson Teresa England added, the problem is you can't build parking for a specific event. Commissioner Steve Milroy recommended, come up with a strategy and bus people in. Dan Burroughs Town Engineer stated, typically when they're free concerts it's a big number of residents, in the 35% neighborhood, that walk to the neighborhood. When we did the original feasibility study the number is 3 1/2 people per car. The String Cheese Incident went off and most people found a parking spot. There were a lot of people coming from Dillon Valley. It wasn't a crisis problem. Commissioner Steve Milroy explained, in our neighborhood with George Clinton it was almost a crisis. Chairperson Teresa England observed, that should have been a paid concert. Dan Burroughs Town Engineer reiterated, that's why I encourage you to email your observations. Commissioner Steve Milroy said, it's one night a month but it's not a desirable effect to have people tailgating in their yard. Moving slash piles into their yard so they can park. Dan Burroughs Town Engineer voiced, that's a new dynamic. If people are tailgating, all of a sudden it's almost too much of a good thing. All of a sudden we're on a map we've never been on before. It opens this door. It's a growing process and it's something we're going to have to get through. Depending on where you live it may be a good thing and it may be a horrible thing. Commissioner Steve Milroy added, I don't know if anyone gets negative things but that's what I'm feeling. Chairperson Teresa England observed, all of Denver is coming up here. The newness of the amphitheater may wear off too. Dan Burroughs Town Engineer said, I think part of that is policy. What we do moving forward. We just had the standard bands coming every year. The Machine is coming and that's where we've had parking issues before. One of the things we talked about was the Dillon Open this weekend. Maybe we shouldn't book the biggest band for that weekend too. We're going to hire someone to do an operations plan for the facility. We've been talking about how much more accessible parking we need. It's really important to start bringing these issues up. If you can propose solutions. There are people in this community that think these concerts are too big. Those are the questions that need answers. Chairperson Teresa England asked, why wasn't a

permanent fence built? Dan Burroughs Town Engineer replied, there was no money. It would also block views. One of Scott's ideas is a flip-up fence. If we did something like that it would be \$400/foot. That's a \$300,000 project. We could plan concerts close enough together that we wouldn't have to take the fence up and down. Chairperson Teresa England suggested, don't put anymore landscaping in. Just put in rocks and put the money somewhere else. Dan Burroughs Town Engineer added, people are moving them. That was a suggestion we're going to start working on. It's a public park. It's extraordinary how many people use that after dark. There're a lot of growing pains. Any comments you have get them to Tom Acre and he can get them to Town Council. Chairperson Teresa England recommended, you should have another public forum. Dan Burroughs Town Engineer replied, that's a good idea. Suggest that. A lot of people at Lake Cliffe complain about sound. Now is the time to make comments about what you like and what you don't like.

Chairperson Teresa England said, we had a couple of things we were going to have a follow-up on. The intern study, short term rentals and affordable housing. Are you just too busy? Winter's coming. The one that was doing the 3D modeling, I thought we were going to get a presentation so we understood. Dan Burroughs Town Engineer commented, I don't think it's worth it. There's so much evolution there's more coming. Chairperson Teresa England added, Breckenridge modified their code to deal with short term rentals. Dan Burroughs Town Engineer explained, Dan, Carri Kerstin & Tom are working on that. We hired a contractor to review the code. The one thing they're doing before they modify the code, they're going through section by section to see what makes sense. So they're going through the zoning code section by section. It's a step we can't skip with Council. The Town Council will have to commit to the next step which will be changing the code.

Dan Burroughs Town Engineer said, I think you saw the Sail Lofts is almost vertical. That'll change quick as soon as they start framing it. I'm told everything is sold except the 3-bedroom units on top. It'll be interesting to see. We've gotten the parking lot ready in front of La Riva. We've put the line in for CenturyLink fiberoptic. They're going to do that work in the next 5-weeks. That's the last obstacle before they start that next part of the project. We issue more permits in September and October than we do the rest of the year.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:06 p.m.

Respectfully submitted,

Corrie Woloshan

Corrie Woloshan
Secretary to the Commission