

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
STUDY SESSION MINUTES

June 26, 2013
6:30 p.m.

Bellevue City Hall
City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Chairman Carlson, Commissioners Ferris, Hamlin, Hilhorst, Laing, Tebelius, Turner

COMMISSIONERS ABSENT: None

STAFF PRESENT: Paul Inghram, Tom Boydell, Nicholas Matz, Department of Planning and Community Development

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:35 p.m. by Chairman Carlson who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present. Chairman Carlson took a moment to welcome Commissioner Hilhorst and to congratulate her on being appointed to the Commission.

3. PUBLIC COMMENT

Mr. Norm Hanson, 3851 136th Avenue NE, noted that a vision in the Comprehensive Plan is being developed relative to utilities. The work actually goes back three or four years to the time when some 35 neighborhood groups met at Sammamish High School to talk about reliability of the electrical power system, particularly where extreme weather events occur. That meeting was followed up by a study done by consultants hired by the city. The final report and implementation plan is set to go before the Council soon. Some of the older neighborhoods have a myriad of wires and a plan is needed to bring those areas up to the standards of the rest of the city. The vision for the future should be to implement a 20-year plan to underground all electrical power, to provide uniform infrastructure, and to improve the reliability of the electrical delivery system. Currently only about 50 percent of Bellevue's residents enjoy underground facilities.

Commissioner Tebelius said she has been involved in the work to get a pedestrian pathway constructed along West Lake Sammamish Parkway. Part of that work involved looking at the undergrounding of electrical lines in that area where currently all of the lines are above ground. Puget Sound Energy advised the property owners that any undergrounding work would need to be paid for by the property owners, which was okay with some but not with everyone given the fairly large cost. She asked if a plan to implement undergrounding citywide would result in lower costs, and if the property owners would still have to pay for the work. Mr. Hanson said no one has said how it should be done, just that it needs to be done. Anytime work is done on a

roadway that involves opening it up, conduit should be installed that later can support electrical services.

Ms. Anita Skoog Neil, 9302 SE Shoreland Drive, said the six parcels or so along the boundary with the downtown that have been indicated as having split zoning should be identified for the benefit of the public. The concern of the neighborhoods is that changing the zoning on those sites and incorporating them into the OLB district could lead to the argument that the zoning change constitutes a changed circumstance and thus be grounds for a Comprehensive Plan amendment request. That could result in an expansion of the downtown border into the neighborhoods. During the 1980s downtown building boom, the adjacent neighborhoods were promised that the wedding cake approach, including transition zones, would remain in place forever. She also voiced concern regarding the Comprehensive Plan work program objectives that may give the power of the city away to outside agencies through things such as reviewing for consistency with the Countywide Planning Policies, regional plans and state law; updating policies to be consistent with the Countywide Planning Policies; and addressing regional and state climate change goals. There is no need for greater specificity. The Comprehensive Plan says the city is working toward achieving its housing targets, and language of that sort gives flexibility; more specific language would result lead to restrictions. The city should avoid having unachievable targets become regulations. The Countywide Planning Policies defer to the WAC on the requirements of the Growth Management Act, and the language cited is full of general, non-prescriptive words such as "could," "may" and "encourage." The state and federal greenhouse emission goals are economically unsustainable. Working toward them may be a worthy goal, but adopting them as additional regulation would be a mistake. It must be remembered that the outcome of codified goals is regulation, which is not an easy thing to reverse.

4. APPROVAL OF AGENDA

A motion to revise the agenda to move Other Business ahead of the Study Session was made by Commissioner Turner. The motion was seconded by Commissioner Tebelius and it carried unanimously.

5. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCILS, BOARDS AND COMMISSIONS – None

Commissioner Ferris asked what is being done, if anything, about the response from the Department of Ecology regarding the format of the Shoreline Master Program. Comprehensive Planning Manager Paul Inghram said the Council has received the Commission's transmittal and has received the letter from the state, but the Council has not discussed the issue since.

Commissioner Laing said he has read the letter from the Department of Ecology and the 46-page table that was attached to it and suggested it merits a response from the Commission, particularly given that the Commission did not have the opportunity to say anything about it in making the presentation to the Council.

Chairman Carlson commented that because the letter from the state cited the Commission the Council likely would like to see a response from the Commission. Commissioner Ferris agreed but suggested that because the Commission has passed the issue on to the Council, the right protocol would be to wait for the Council to ask for a response from the Commission.

Commissioner Laing reported that the second meeting of the Downtown Livability CAC was held on June 19. The group launched into the first substantive phase of its work by beginning the work of reviewing the audits, which indicate what the code says, what has resulted on the ground under the code, what people are saying about what is working well, and what people are saying about opportunities for improvement in the code. The group has spent quite a lot of time focused on figuring out its schedule and how to proceed given the voluminous amount of material and the complex issues to work through.

6. STAFF REPORTS

Mr. Inghram said outreach efforts to the community are continuing. Recently staff set up shop along the pedestrian corridor at lunchtime and asked passersby their thoughts about the Comprehensive Plan. Time was also spent talking to patrons at the library, and most recently at Crossroads Mall and the Microsoft Store in Bellevue Square.

9. OTHER BUSINESS

A. Selection of Chair and Vice-Chair

A motion to nominate Commissioner Tebelius to serve as chair was made by Commissioner Ferris. The motion was seconded by Commissioner Hillhorst. Absent additional nominations, the motion was approved by acclamation.

A motion to nominate Commissioner Laing to serve as Vice-Chair was made by Commissioner Turner. The motion was seconded by Commissioner Tebelius. Absent additional nominations, the motion was approved by acclamation.

7. STUDY SESSION

A. Comprehensive Plan Update

- i. Report on Recent Development Activity
- ii. Economic Strategy and Economic Development Review

Economic Development Manager Tom Boydell explained that economic development impacts most of the city's department, a fact that is reflected in the contents of the Economic Element of the Comprehensive Plan.

Mr. Boydell allowed that the word "marketing" gets frequently used, but there is a difference between promotion, marketing, identity, brand and mythmaking. Over the last five or six years there has been a partnership between the Chamber of Commerce, the Bellevue Downtown Association, Meydenbauer Center and the city called the Bellevue Economic Partnership. The work resulted in a broad brand statement that was termed the Bellevue Advantage. The advantages identified were the natural environment, the vibrant economy, the highly educated and stable workforce, and the emerging international business and cultural center.

The city's location is a key factor. Much of Bellevue's growth can be tied to fact that the city is centrally located geographically and in terms of the highway system. Globally, Bellevue is equidistant between major centers in Asia and Europe.

Commissioner Ferris asked if, when considering competitive advantages, Bellevue is compared to Kirkland, Redmond and Issaquah as opposed to the much larger Seattle. Mr. Boydell said there is a fine-tuned level of analysis that is undertaken in comparing Bellevue to Seattle, the combined Eastside cities to Seattle, and then the individual cities with each other. In the latter analysis, the focus is on taxes, regulations, impact fees and the general business environment. Bellevue benefits from piggybacking on the marketing of the state and the region and using their high level messages. Within that, however, Bellevue is called out as the center of activities where connections are made.

Commissioner Hamlin asked if the education system has any weight from a business perspective. Mr. Boydell allowed that it has a tremendous weight. Efforts are under way to understand exactly what it means in practical terms when it comes to business. Company executives want to see their children enrolled in the best possible schools, so having a strong educational system goes a long way toward drawing in new businesses. Bellevue's reputation is very strong in that vein.

Mr. Boydell said the proximity of Bellevue to Microsoft headquarters, the University of Washington and Seatac airport is very key elements. The natural environment, which many who live in Bellevue take for granted, is also a huge draw.

Over the last ten years Microsoft and other major companies have increased their presence in the downtown in significant ways. There has also been an increase in the number and variety of foreign companies. There are some 35 large Chinese-owned companies in the Puget Sound region, of which 23 are located in Bellevue. Bellevue has over the years prided itself for fostering entrepreneurs. In point of fact the city has been losing startups, particularly in technology areas, but has been gaining startups in other areas, such as retail, restaurants and breweries.

There is an emergence being observed of new economic clusters that have not previously been on anyone's radar. There is also strong interest in expanding institutions such as hospitals and bricks and mortar universities; Boston University, Stanford, University of Washington and Central Washington University have all expressed an interest in locating satellites in Bellevue, and there has been talk of expanding Bellevue College. Bellevue's central location and the planning work that has been done for the Bel-Red corridor is what is making the city attractive to those institutions.

Commissioner Laing asked what the city's plans are going forward relative to the provision of quality housing stock along with good schools for those who will serve as CEOs and top-level managers for the new companies expected to locate in Bellevue, or if the city will continue to rely on the points communities to provide the housing stock. Mr. Boydell said recently some focus groups with business persons were conducted in which a couple of technology people brought up that same point. They said it is hard for them to manage their technology companies workforce, not all of whom are paid at the top level, and to have them work staggered shifts or long and flexible hours because the housing affordable to them is so far away. Housing undoubtedly will emerge as a key issue connected to economic development and will need to be given much more thought.

Commissioner Ferris raised the fact that higher education is not a permitted use in most zoning districts; where it is allowed, it is allowed by conditional use. The city should look at making the

locating of higher education in the city a much easier process in the desired areas.

Mr. Boydell said the city is seeing a greater variety of talented workers in technology and other companies, and those workers are bringing families with them who are wanting to see a variety of restaurants and cultural festivals. The community is changing, and their use of space and what they think of as points of geography in the city for them is changing as well.

Bellevue has world class facilities in museums and entertainment and they have become a critical value for the city. The Tateuchi Center will be a key element once it is constructed and online. It will be a center for the performing arts but will also serve as a dynamic community focal point.

Mr. Boydell highlighted for the Commissioners the national and international companies that are doing business in Bellevue, though he stressed that not all of them are headquartered in Bellevue. He also noted that airline offices have recently gained a more serious presence in the city. Delta airlines has added direct flights to Haneda Airport in Tokyo and to Shanghai, and Hainan Airlines is now operating a direct flight to Beijing that is always full. Seattle Chinese Times has lately been running a fashion column that highlights Bellevue's leadership in luxury fashion. The bellevuecn.com website was created by the city in partnership with local corporations; it is both in Chinese and English but and is aimed sharing success stories and making more personal connections directly with the Chinese. The website has led to more than 20 company contacts for the city.

Each of the major ethnic groups is having a major economic impact in Bellevue. Surprisingly, a smaller group connected to the United Kingdom is less visible but may be having the biggest economic impact at all. Japan historically has been a strong economic connection for the city and continues to be even though it currently has waned to some degree. The recently signed Korean Free Trade Agreement is likely to have big impacts on the state as a whole.

Bellevue is within the Seattle/Tacoma/Bellevue MSA in which the GDP growth over the past decade has tracked the trendline for major cities in the United States, particularly technology cities. The increase in GDP for the Seattle/Tacoma/Bellevue MSA is in fact higher than in the Silicon Valley area.

Aerospace has traditionally been the largest sector of employment in the Puget Sound area and it has driven employment in the state. It continues to be vitally important even though growth in that sector has gone negative. Maritime and military have also historically been significant clusters in the region, but both of those have also been going negative. Information technology, however, continues to grow. Tourism is a growing sector as well along with life sciences, global health and clean technology. The transportation and logistics sectors are holding steady. Within the technology sector, big data is currently a relatively small portion, but it is expected to rise rapidly to become a \$50 billion market by 2016. Bellevue has always had a strong presence in mobile communications with between 45 and 50 percent of those in that field in the state are in the city, though there have been declines owing to mergers.

There is a general upward trend in total population and employment in the four-county region. The Bellevue-specific numbers different somewhat from the regional numbers. The downtown area employment is growing at faster pace than citywide employment and is projected to continue on that line.

Mr. Boydell said Bellevue's demographics have changed over the last 20 years. Currently 34

percent of Bellevue residents were foreign born; by comparison, 28 percent of Singapore's population and 38 percent of Hong Kong's population are foreign born. In past years Japanese and Chinese residents were equal in number, and Asian Indian was one of the smallest segments. Now Chinese is by far the largest group and Asian Indian has moved into the second spot and is the fastest growing segment. In 1990 there were 15 native languages spoken by children in the Bellevue School District, but that number currently stands at 86 and continues to climb.

Commissioner Tebelius asked where the city's blue collar workers are living. Mr. Boydell said they are largely living in Renton and Maple Valley. They are the people working in the city's restaurants and hotels and they are having to drive a long way to get to work, adding to the congestion on the highways.

Mr. Boydell noted that beginning near the end of 2012 and continuing thus far into 2013 there has been accelerated activity in the form of a lot of new major project applications coming in the door at the city's permit center. The Sound Transit East Link permits will be submitted in the near future, and that project will have a significant impact on the city. City Hall is seeing an overall increase in volumes, revenues and workloads and staff are closely reviewing what the implications are. Forecasting what the coming year will look like from an economic standpoint is difficult at best, but the indicators are that the health of the Bellevue market is looking stronger than most other major markets. The growth of foreign money investing in the United States bodes well for Bellevue. Even New York money is flowing into Bellevue currently with the Rockefeller Group looking to do a major project. Projects that are under construction and in for permitting were reviewed with the Commissioners.

Commissioner Tebelius asked how the downtown transportation issues will be addressed given the impacts the new construction will create. Mr. Inghram allowed that there are some transportation improvements planned for the downtown that have been in the planning stages for several years. The Downtown Transportation Plan is also being updated. Even as development has occurred, traffic flow in the downtown has remained flat, even as the residential population in the downtown has grown. More people are using transit and using their bicycles.

Mr. Boydell said two or three projects are in for permitting in the Bel-Red area, including the Spring District project and redevelopment of the Angelo's Nursery site. Old auto row in Wilburton is generating some redevelopment interest covering a range of interests.

Economic Development is working to develop a new strategic plan that has been labeled Maintaining Bellevue's Advantage. The mission statement for the office is simple: recruiting and nurturing businesses to generate prosperity and enhance the vibrancy of the city. A lot of effort has been going into addressing the neighborhood centers along with facilitating new development projects. The office intends to continue enhancing the city's regional collaboration and overall competitiveness. The city's infrastructure needs will be reviewed in light of economic development, and that process will include interviews with various business leaders.

Chairman Carlson asked if Bellevue's biggest competition for jobs is on the west or east side of Lake Washington. Mr. Boydell suggested the biggest competition is in China and California. Once companies decide to come to the region, however, the biggest competition is South Lake Union because of the tremendous economic engine that is the University of Washington. On the Eastside there has been some movement with T-Mobile moving some of its employees to Bothell; Google deciding it likes Kirkland; Microsoft moving into downtown Bellevue in a big way; Concord, which started in Bellevue and then moved to Redmond before electing to come

back to downtown Bellevue; and Expedia, which moved from Eastgate into the downtown. It is distressing that lately a lot of startups in Bellevue are being lost to other areas.

Commissioner Tebelius pointed out that Bellevue has always had strong neighborhoods. As the economic engine continues to roll, careful attention needs to be paid to keeping increased traffic out of the neighborhoods and other impacts that could make Bellevue a less desirable place to live. A city in which everyone lives in a highrise is not the image people have of Bellevue.

Commissioner Laing observed that much of what is termed livability in the downtown is focused on mobility. He said one of the concerns he has had over the years was the policy decision to abandon mobility districts and go to a single mobility district citywide. That was done to avoid having to allocate impact fees to the immediate area in which the fees are generated. A recent Supreme Court decision may fundamentally change that approach. As a practical matter, the impact fees generated from the plethora of downtown projects needs to be spent in the downtown. At the very least, a downtown mobility district needs to be created as soon as possible.

Commissioner Hilhorst observed that the part of the presentation that focused on population and diversity was based on the entire city, but the talk about economic development and business recruitment appeared to be centered almost entirely on the downtown. She asked to what degree the Office of Economic Development will be focusing on the neighborhood shopping centers and the non-downtown business districts that have been in place for a very long time. She asked if any recruitment is being conducted on behalf of those areas. Mr. Boydell noted that he has been involved in the recently planning work for the Eastgate corridor and is within a few weeks of announcing a new company coming to the I-90 corridor that will add between 500 and 600 jobs. The long-term vision for the Bel-Red corridor makes it a lot easier to market, but there are numerous infrastructure needs there that will mean more time will be needed to put all the pieces in place. The corridor could become a major research and development center, and Chinese companies are being recruited to bring that about. Recruiting for the neighborhood commercial centers requires a much different game plan. Kelsey Creek has done well, and Lake Hills is starting to move along. Work has been carefully under way for several years relative to Newport Hills. The intent is to work closely with the property owners on developing a strategy, and then to go out and do some matchmaking with a developer. A deal is in the works for that area with neighborhood-oriented retail, a senior living facility and other neighborhood services.

- iii. Capital Facilities Element Review
- iv. Utilities Element

Senior Planner Nicholas Matz said the Capital Facilities Element is a required element under the Growth Management Act. The purpose of capital facilities planning is to provide adequate public facilities to serve existing and new development; to reduce the cost of serving new development; and to ensure that facilities will be in place when development occurs. The element acts as a reference to all of the various capital facility plans that together represent the planning and financing mechanisms required to serve the facility needs of the city. The Capital Facilities Element is about planning and funding necessary public infrastructure, whereas the Utilities Element is about the provision of services to meet the needs of the city.

The Capital Facilities Element has an inventory of existing facilities owned by public entities; a forecast of future needs; the location of new capital facilities; a financing plan; and a process by which a balance is struck between needed services and the city's ability to pay for them.

Mr. Matz said the element includes a chart that graphs how the process of planning and paying for facilities is accomplished. He explained that the process begins with the vision of providing adequate public facilities, includes an inventory of existing capital facilities, a projection of future facility needs, various functional plans, and a plan for how to pay for the needed capital facilities. Finally, monitoring and reassessing is undertaken to make sure the needs are being met.

Mr. Matz said the Utilities Element is also a required element under the Growth Management Act. The element consists of the general location, proposed location and capacity of all existing and proposed utilities, including but not limited to electrical lines, telecommunications lines, and natural gas lines.

The Utilities Element is viewed as a document containing the policies that guide the siting of utilities in the city, particularly non city managed utilities. The main purpose of the element is to ensure the city will have the capacity to serve the land use plan. The policies address the quality of the various utilities, their safety, how they are regulated, the associated environmental impacts, facilities location and construction, and the aesthetics in design and landscaping.

The Comprehensive Plan lays out the future facility needs based on the uses in the land use plan. System capacity does not determine land use; in other words, growth is not targeted to areas that have the most system capacity, rather where growth should occur is determined first and a plan for providing the necessary capacity to service that growth is developed second.

Answering a question asked by Commissioner Tebelius, Mr. Inghram noted that aging sewer lines is a major problem for cities across the nation, including Bellevue. It will be necessary to sort through the Comprehensive Plan policies to determine the right approach, but the issue will be most directly addressed in the sewer plan which will look at what the city has, how old the existing pipes are, what they are made of, what the lifespan of the existing pipes is projected to be, and what additional facilities are needed. The line that runs along Lake Washington is about 60 years old and needs to be replaced in its entirety, which is city is moving ahead with. The cost translates into sewer rates, which the Council must approve. At the Comprehensive Plan level, the sewer plan, the water plan and other plans are pulled together and tied to the land use plan.

Mr. Matz said the Utilities Element distinguishes between city managed utilities, such as sewer, water, storm and surface water, and solid waste, and non city managed utilities, including electricity, gas, telephone, cable television, personal wireless services and pipelines. There is a difference between the city's ability to plan for city managed utilities and assuring that those who provide non city managed utilities can provide services commensurate with the level of projected growth. The functional plans contain the capacity, replacement and constructability details.

In both the Capital Facilities Element and the Utilities Element there are out-of-date references and materials. The update will make sure all references are to the most-recent plans, and that all planning efforts under way by non city managed providers are reflective of the city's current plan. The last update included a large focus on telecommunications and electrical facilities policies and provisions. That work paved the way for building up the requisite Land Use Code material regulating those facilities. The need to focus on the NPDES requirements and the planned utility renewal and replacement issues have been identified for the current update. There will also need to be a focus on how to connect the budgeting and Capital Investment

Program projects more closely.

Commissioner Ferris commented that the Bel-Red corridor study process began with a visioning meeting that included members of the city's various boards and commissions. The assembly was given instructions to be visionary and not be constrained by cost. At the end of the effort, however, everything that came out of the process was weighed against the cost and what could be afforded. All planning efforts should include some element of cost and timing for obvious reasons. Mr. Matz agreed that a clear connection is needed between the dreams for the city, which the Land Use Element represents, and the constraining efforts, which the CIP represents.

Chairman Carlson asked what percentage of water is escaping from the water system. Mr. Matz said he did not have the exact number but said water loss is certainly a reflection of the age of the infrastructure.

v. Policy Review and Schedule

Mr. Inghram commented that much of what is in the Comprehensive Plan is well crafted, but there are parts of it that could use some improving and updating. He encouraged the Commissioners to keep in mind the tips for writing effective policies included on page 12 of the Commission desk packets as they read through the various policies.

Mr. Inghram reviewed the draft update schedule.

9. OTHER BUSINESS

Commissioner Tebelius took a moment to thank Chairman Carlson for his leadership on behalf of the Commission over the past year. She noted that he began his tenure at a time when there was a divide regarding the Shoreline Master Program issues, and his leadership helped the Commission pull together.

Chairman Carlson passed the gavel to Commissioner Tebelius.

10. PUBLIC COMMENT

Ms. Anita Skoog Neil, 9302 SE Shoreland Drive, cautioned the Commission to steer away from allowing all big floor plates in office buildings in the downtown. She also stressed the need to have good stormwater regulations; runoff cannot be allowed to flow into Lake Washington and then hold the shoreline property owners responsible. She questioned the need to grow Bellevue to the point where it is necessary to recruit people from China. The continued pushing of the growth envelope is something the Commission should talk about.

Ms. Maryanne Halverson, 13701 NE 32nd Place, took a moment to thank the Bellevue staff for their sharing approach and willingness to interact and talk with residents about the Comprehensive Plan. She expressed pride in the direction the Commission is taking Bellevue and the Bridle Trails neighborhood. She said it was the large lots and open space and drew her and her husband to the Bridle Trails neighborhood. The quality of life experienced in the city's neighborhoods is vitally important. Diversity is important, as is affordability. The city is to be commended for seeking to maintain strong and distinct neighborhoods.

Ms. Paula Barufi, 9236 SE Shoreland Drive, said she attended the downtown livability study

recently and came away wondering why the entire focus was on the downtown and urban growth. She said the neighborhoods need to be livable as well.

Commissioner Ferris explained that particular study is specific to the downtown where a lot of new growth has taken place. The plan put in place 30 years ago outlining what the downtown should look like has remained relatively unchanged, so there is a need to address the livability issues that have come along with the growth. He agreed that the city is not all about the downtown and that the neighborhoods need attention as well relative to capital resources.

Mr. Inghram clarified that under state law everything within the city limits is considered urban, so all growth in the city, whether it be in the neighborhoods or in the downtown, is considered to be urban growth.

Mr. Norm Hansen, 3851 136th Avenue NE, commented that there are a number of old neighborhoods in the city, and the younger generation in particular would like to see them upgraded. A way needs to be found to address the streets and utility infrastructure in the neighborhoods. The city should coordinate the installation of utilities, and when one company breaks ground all other utility providers should be encouraged to make provision for upgrades as at the same time so roadways do not get dug up over and over.

11. APPROVAL OF MINUTES

A. April 10, 2013

The Commissioners pointed out some typographical errors.

A motion to approve the minutes as amended was made by Commissioner Hamlin. The motion was seconded by Commissioner Laing and the motion carried without dissent; Commissioners Carlson, Ferris and Hilhorst abstained from voting.

B. April 24, 2013

A motion to approve the minutes as submitted was made by Commissioner Hamlin. The motion was seconded by Commissioner Laing and it carried without dissent; Commissioner Hillhorst abstained from voting.

C. May 8, 2013

The Commissioners pointed out some typographical errors.

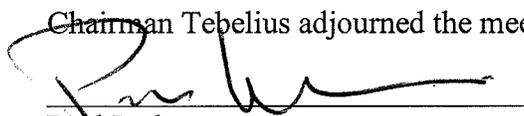
A motion to approve the minutes as amended was made by Commissioner Hamlin. The motion was seconded by Commissioner Carlson and it carried without dissent; Commissioner Hilhorst abstained from voting.

12. NEXT PLANNING COMMISSION MEETING

A. July 10, 2013

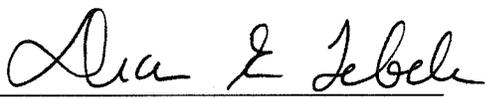
13. ADJOURN

Chairman Tebelius adjourned the meeting at 9:19 p.m.



Paul Inghram
Staff to the Planning Commission

9/25/2013
Date



Diane Tebelius
Chair of the Planning Commission

9/25/13
Date

* Approved September 11, 2013

