

Planning Commission
Tuesday, November 12, 2019 7:00 PM
Council Chambers
1369 25 Avenue

{{Name: Agenda Item Name}}

{{Rationale: Agenda Item Rationale}} {{AgendaItemEnd}}

- 1. Statement of Compliance with Open Meetings Act and roll call.**
- 2. Minutes of October 14, 2019, meeting.**
- 3. Public hearing - Application of Gary Potter to rezone property located at 4180 48 Avenue from "RR" (Rural Residential District) to "R-1" (Single-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan.**
- 4. Building report for October 2019.**
- 5. Adjournment**

PLANNING COMMISSION
October 14, 2019

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on October 14, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska.

Notice of this meeting was given in advance thereof by publication in the Columbus Telegram with a copy of the proof of publication being on file in the office of the City Clerk. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor, members of the City Council, and Planning Commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

- 1. Statement of Compliance with Open Meetings Act and Roll Call:** Chair Hoefler announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Members Steve Anderson, Colleen Bray, Bob Elsasser, Kim Hoefler, Chad Kucera, Fernando Lopez Jr., Josh Mueller, Brent Ogle, and Kristy Spawn. City staff members present included City Administrator Tara Vasicek, City Attorney Gene Schumacher, City Engineer Rick Bogus, Community Development Director Dan Curtis, Fire Chief Dan Miller, and Assistant City Clerk Michaela Luckey. Also present was Mayor James Bulkley.
- 2. Minutes of September 9, 2019, meeting:** The minutes were approved as presented with a motion by Elsasser and a second by Mueller. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".
- 3. Public hearing – Consider Redevelopment Plan for the Highway 81 North Commercial Redevelopment Area for FRC Housing, LLC, Redevelopment Project – Area 2 located between 30 Avenue and 34 Avenue and 20 Street and 12 Street:** Cliff Mesner, Mesner Development Co., stated that this project is for rehabilitation of the second and third floors of the old hospital building into 34 affordable apartments for seniors 55 and older, and indicated all units will be income based. He stated that he feels this project makes sense with the Family Resource Center being on the main floor of the building and that Tax Increment Financing will be used for demolition costs. Don Heimes, Columbus Community Foundation, stated that five United Way Agencies currently co-locate in the facility, affordable senior housing has been identified as a good use of the second and third floors, and the project is in the planning stages. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Lopez. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". A recommendation was made to the mayor and council that the Redevelopment Plan for the Highway 81 North Commercial Redevelopment Area for FRC Housing, LLC, Redevelopment Project - Area 2 be approved with a motion by Anderson and a second by Mueller.

Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".

- 4. Public hearing - Consider text amendments to Land Development Ordinance for the City of Columbus, Zoning Chapter, to amend Table 4-3 of Article 9, specifically the Site Development Regulations for R-2 Zoning Districts to allow maximum building coverage to be increased to 50 percent with approval of a Special Use Permit and increase maximum impervious coverage to 65 percent with approval of a Special Use Permit:** Curtis stated that with the increased number of requests from developers to rezone from "R-2" (Urban-Family Residential District) to "R-3" (Multiple-Family Residential District) with conditions to allow for increased building and impervious coverage, staff is recommending an amendment to the Land Development Ordinance to allow these requests be done with a Special Use Permit. Discussion was held regarding the current requests, if there is a benefit for the applicant to wait for the text amendment to be approved, and the fact that the Planning Commission has previously approved similar requests. No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Elsasser. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". A recommendation was made to the mayor and council to approve the text amendments to the Land Development Ordinance amending Table 4-3 of Article 9 to allow maximum building and impervious coverage to be increased for R-2 Zoning districts with a Special Use Permit with a motion by Elsasser and a second by Kucera. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".
- 5. Application of Gary Potter for final plat and development agreement of Harry Potter Subdivision (4180 48 Avenue):** Greg Lower, on behalf of the applicant, stated that this application is for two lots to split the existing house from the outbuildings and is consistent with the preliminary plat. No public testimony was heard. The public hearing closed with a motion by Anderson and a second by Mueller. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". A recommendation was made to the mayor and council to approve the final plat and development agreement of Harry Potter Subdivision with a motion by Kucera and a second by Lopez as it is consistent with the preliminary plat and amenable with the adjacent land use consisting of residential development. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".
- 6. Public hearing – Application of Loup River Public Power District to rezone property located southeast of Lost Creek Parkway and Old Monastery Road from "RR" (Rural Residential District) to "B-2" (General Commercial District) and amend the Future Land Use Map of the Comprehensive Plan:** Clark Grant, on behalf of the applicant, stated that this property was recently acquired by the applicant, is included in the Energy Triangle Second Addition, and the rezoning will make the newly purchased portion consistent with the rest of the plat.

No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Kucera. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". A recommendation was made to the mayor and council to approve the rezoning request of Loup River Public Power District and amend the Future Land Use Map with a motion by Mueller and a second by Ogle as it is a good use of the property. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".

- 7. Public hearing – Application of JARA Properties, LLC to rezone property at 1770 25 Avenue from "R-1" (Single-Family Residential District) to "R-3" (Multiple-Family Residential District):** Clark Grant, on behalf of the applicant, stated that this request was approved at the September meeting, noted that there was an error in the legal description, and explained the request for an R-3 zoning will allow for additional off-street parking. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Lopez. A recommendation was made to the mayor and council to approve the rezoning application of JARA Properties, LLC with the condition that the only uses permitted are those listed under R-2 of Table 4-2 of the Land Development Ordinance with a motion by Lopez and second by Bray as it is a good use of the property. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".
- 8. Public hearing - Application of Loup Rentals, LLC to rezone property located in the vicinity of 3 Avenue and 5 Street from "R-2" (Urban-Family Residential District) to "R-3" (Multiple-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan:** Mark Bierman, 1707 1 Street, stated that the request for an "R-3" designation is to allow for higher percentage of usage on the lot for impervious items with the condition that the only uses permitted are those in an "R-2" designation. No public testimony was heard. The public hearing closed with a motion by Anderson and a second by Mueller. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". A recommendation was made to the mayor and council to approve the rezoning request of Loup Rentals, LLC and amend the Future Land Use Map with the condition that the only uses permitted are those listed under R-2 of Table 4-2 of the Land Development Ordinance with a motion by Elsasser and a second by Mueller as it is a good use of the property. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".
- 9. Public hearing - Application of Loup Rentals, LLC to rezone property at 1709 10 Street from "R-2" (Urban-Family Residential District) to "R-3" (Multiple-Family Residential District):** Mark Bierman, 1707 1 Street, stated that the request for an "R-3" designation is to allow for higher percentage of usage on the lot for impervious items with the condition that the only uses permitted are those in an "R-2" designation. No public testimony was heard. The public hearing closed with a motion by Kucera and a second by Lopez. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn

voted "Aye" and none voted "Nay". A recommendation was made to the mayor and council to approve the rezoning request of Loup Rentals, LLC with the condition that the only uses permitted are those listed under R-2 of Table 4-2 of the Land Development Ordinance with a motion by Mueller and a second by Bray as it is a good use of the property. Anderson, Bray, Elsasser, Hofer, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".

10. **Public hearing - Application of Scotty's Properties, LLC to rezone property located in the vicinity of 16 Avenue and vacated 5 Street from "R-2" (Urban-Family Residential District) to "R-3" (Multiple-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan:** Mark Bierman, 1707 1 Street, stated that the request for an "R-3" designation is to allow for higher percentage of usage on the lot for impervious items with the condition that the only uses permitted are those in an "R-2" designation. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Ogle. Anderson, Bray, Elsasser, Hofer, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". A recommendation was made to the mayor and council to approve the rezoning request of Scotty's Properties, LLC and amend the Future Land Use Map with the condition that the only uses permitted are those listed under R-2 of Table 4-2 of the Land Development Ordinance with a motion by Lopez and a second by Mueller as it is good use of the property. Anderson, Bray, Elsasser, Hofer, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".
11. **Proposed amendment to city code to amend 2012 International Residential Code to delete the requirement for fire protection of residential floors, delete the requirement for self-closing hinges on door between house and garage, and update Table R301.2(1) to conform with minimum code standards (continued from September 9, 2019, meeting):** Russ Strehle, 310 South 4 Street, stated that he and Fire Chief Miller have been working on these amendments for approximately a year, developers want to help keep new homes affordable, and other communities have made these amendments. Strehle stated that some developers changed their building practices to avoid these requirements. Chief Miller stated that smoke detection and wiring restrictions for basements help offset the fire protection of residential floors. Discussion was held regarding the self-closing hinges on doors between the house and garage and Strehle indicated that most home owners have them disabled. A recommendation was made to the mayor and council to approve the proposed amendments to the 2012 International Residential Code with a motion by Kucera and a second by Bray. Anderson, Bray, Elsasser, Hofer, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".
12. **Building reports for September, 2019:** The building report was approved as presented with a motion by Anderson and a second by Ogle. Anderson, Bray, Elsasser, Hofer, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".

13. **Adjournment:** The meeting adjourned at 8:00 p.m. with a motion by Ogle and a second by Elsasser. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".

OFFICE OF THE CITY CLERK
: Michaela Luckey

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Tuesday, November 12, 2019, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone Lot 2, Block A, Harry Potter Subdivision, a replat of Lot 1, Reiche Addition, a minor subdivision to the City of Columbus, located in a portion of the SE 1/4, Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska (4180 48 Avenue) from "RR" (Rural Residential District) to "R-1" (Single-Family Residential District) and at said hearing, the Planning Commission will consider amending the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate and at said time and place you may appear and be heard.

Dated this 31 day of October, 2019.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 10:31:19
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: November 7, 2019
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Rezoning Lot 2, Block A, Harry Potter Sub.

RECOMMENDATION:

I recommend approval of this rezoning from RR to R-1 and to amend the Future Land Use map accordingly. The lot is adjacent to R-1 zoning and a single family dwelling is already constructed on the lot.

DISCUSSION:

We have received an application to rezone the property located at 4180 48th Ave from RR to R-1. There is a single family dwelling currently located on lot and R-1 and there is R-1 zoning to the south.

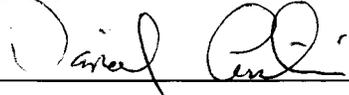
FISCAL IMPACT:

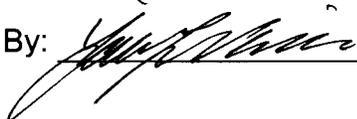
None

ALTERNATIVE:

Deny the rezoning

SIGNATURE:

By:  _____

Approved By:  _____

FILED

OCT 14 2019

RE-ZONING APPLICATION

**CITY CLERK
COLUMBUS, NEBR.**

The following Application needs to be completed fully and submitted to the City of Columbus, Nebraska, at least twenty-one (21) calendar days before the Planning Commission Meeting at which the Application will be considered. Please complete the following:

1. Applicant's Name: Gary A. Potter
Applicant's Address: 2816 Husker Lane, Columbus, NE 68601

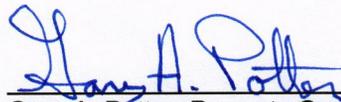
2. Property Owner: Gary A. Potter
Address of Property: 4180 48th Avenue, Columbus, NE 68601
Legal Description of Property: **Lot 2, Block A, Harry Potter Subdivision, a Replat of Lot 1, Reiche Addition, a minor subdivision to the City of Columbus, located in a portion of the SE ¼, Section 11, T17N, R1W of the 6th P.M. Platte County.**
Present Zoning Classification RR (Rural Residential District)
Requested Zoning Classification R-1 (Single-Family Residential District)

3. Set forth a description of the reason for the Re-zoning Application:
Lot 1 of Reiche Addition was subdivided into two (2) lots and the rezoning of Lot 2 of the new Harry Potter Subdivision was necessary in order to meet the set-back requirements with the adjoining lot.
Set forth the nature and operating characteristics of the proposed use:
A single family residence.

4. Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies.
See copy of subdivision plat attached.

I, the undersigned, am the property owner of the property described in this Application or the property owner's authorized agent.

Dated this 14th day of October, 2019.



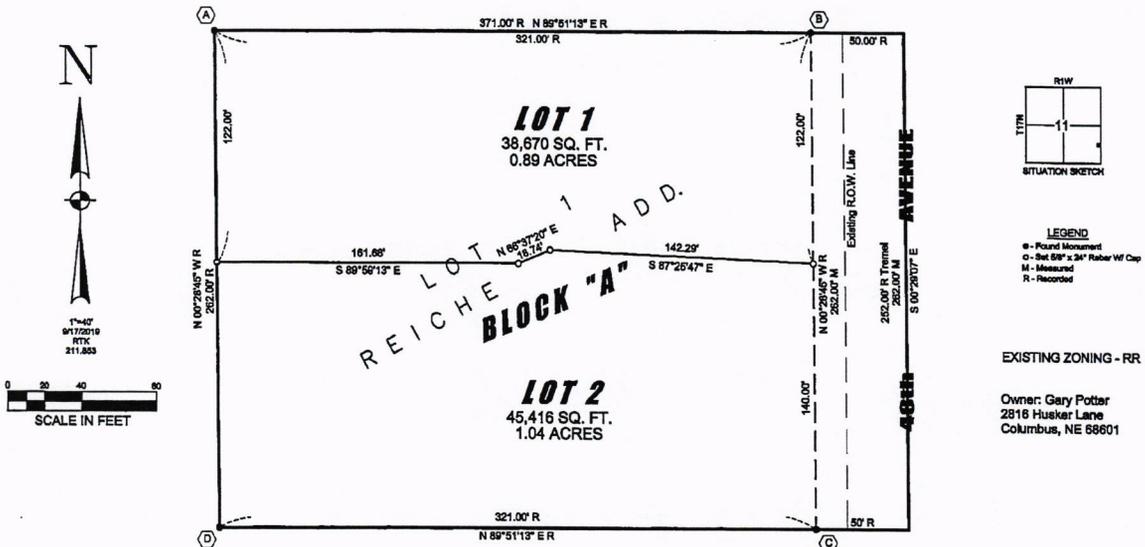
Gary A. Potter, Property Owner

APPLICATION FILED BY:
THOMAS M. MAUL, ATTORNEY REPRESENTING OWNER
SEND COPIES OF NOTICES TO ATTORNEY AT P.O. BOX 145, COLUMBUS, NE 68602-0145 OR tom@jymlawpc.com

FINAL PLAT

Harry Potter Subdivision

A Replat of Lot 1, Reiche Addition a minor subdivision to the City of Columbus, located in a portion of the SE 1/4, Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska.



LEGAL DESCRIPTION
Lot 1, Reiche Addition, City of Columbus, Nebraska.

SCHOOL BOARD APPROVAL

STATE OF NEBRASKA)
COUNTY OF PLATTE) ss

The above plat approved by School District No. 1, of Platte County, Nebraska.

Attest:

Secretary

President

FIELD NOTES

At "A", "B", "C" and "D", found 5/8" x 24" rebar with plastic cap as recorded on Reiche Addition Minor Subdivision plat by Thomas A. Tremel, L.S. #466, dated December 30, 2016.
At point "C" found 5/8" iron rod as recorded above.

SURVEYOR'S CERTIFICATE

I, Clyde R. Flowers, Jr., a Registered Land Surveyor of Nebraska, hereby certify that I have accurately surveyed HARRY POTTER SUBDIVISION and that the above and foregoing is a true and correct survey thereof and that the lots, blocks, streets, avenues, assessments, alleys, and courtyards and other grounds are well and accurately staked off and marked and correctly designated and shown on the above and foregoing survey, dated this 18th day of September, 2019.

Clyde R. Flowers Jr.
Clyde R. Flowers, Jr., Nebraska L.S. #357
GILMORE & ASSOCIATES, INC.



CITY COUNCIL

STATE OF NEBRASKA)
COUNTY OF PLATTE) ss
CITY OF COLUMBUS)

The foregoing plat approved by the City Council of Columbus, Nebraska, by Resolution No. _____ duly passed by the City Council on the _____ day of _____, 2019.

Attest:

City Clerk

Mayor, City of Columbus

PLANNING COMMISSION

STATE OF NEBRASKA)
COUNTY OF PLATTE) ss
CITY OF COLUMBUS)

This plat of HARRY POTTER SUBDIVISION to the City of Columbus, Nebraska, approved by the Planning Commission this _____ day of _____, 2019.

Chairman

CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT October 2019

	Current Month 2019			Current Month 2018		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
Business/Industry						
Addition	1	750,000	1,987.50	0	0	0.00
Alteration	0	0	0.00	0	0	0.00
Fence	0	0	0.00	1	3,450	25.00
Miscellaneous (Other)	0	0	0.00	0	0	0.00
New	1	32,400	212.00	1	415,000	1,306.25
Repairs/Remodel	7	5,620,000	12,740.50	2	525,000	1,693.75
Duplex/Townhouse (New)	6	1,441,427	4,590.00	2	481,056	1,531.32
Repairs/Remodel	0	0	0.00	0	0	0.00
Garage/Utility						
Addition	0	0	0.00	4	15,100	146.55
New	5	159,768	889.51	4	159,300	854.25
Multiple Family (New)	0	0	0.00	0	0	0.00
Repairs/Remodel	0	0	0.00	0	0	0.00
Residence						
Addition	2	135,000	662.75	1	75,797	363.32
Alteration	0	0	0.00	0	0	0.00
Deck	0	0	0.00	4	23,484	195.16
Fence	9	22,232	225.00	23	33,674	575.00
Miscellaneous (Other)	0	0	0.00	0	0	0.00
* New Residence	8	2,846,844	8,168.22	9	2,258,960	6,325.76
* New HUD Residence	0	0	0.00	0	0	0.00
Repairs/Remodel	4	8,800	116.25	1	12,500	85.25
Public Owned New	0	0	0.00	0	0	0.00
SPECIAL PERMITS						
Demolition	1	4,000	25.00	3	12,500	75.00
Electrical	0	0	0.00	28	198,000	2,265.00
Miscellaneous (Other)	4	24,500	169.75	0	0	0.00
Move Building	0	0	0.00	0	0	0.00
Plumbing	15	316,500	1,692.00	7	128,000	554.00
Signs	1	1,000	30.00	4	19,200	100.00
TOTAL	64	11,362,471.00	31,508.48	94	4,361,021.00	16,095.61

	Year to Date 2019			Year to Date 2018		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
Business/Industry						
Addition	10	38,515,180	59,666.91	7	31,679,832	62303.42
Alteration	0	0	0.00	0	0	0.00
Fence	0	0	0.00	1	3,450	25.00
Miscellaneous (Other)	6	134,000	925.00	2	31,700	236.25
New	16	34,234,000	70,818.11	10	10,505,200	9419.62
Repairs/Remodel	26	32,757,593	22,364.23	19	4,872,823	15180.90
Duplex/Townhouse (New)	15	3,450,455	11,138.56	7	1,610,999	5199.67
Repairs/Remodel	0	0	0.00	0	0	0.00
Garage/Utility						
Addition	1	6,240	46.20	7	58,500	431.45
New	28	666,156	3,814.33	26	735,247	4161.46
Multiple Family (New)	2	22,196,000	42,780.00	0	0	0.00
Repairs/Remodel	0	0	0.00	1	25,840	179.20
Residence (*See "New" Residences Below)						
Addition	24	618,649	3,370.56	20	663,406	3406.42
Alteration	0	0	0.00	0	0	0.00
Deck	33	172,781	1,414.64	16	129,944	969.29
Fence	105	339,222	2,625.00	96	185,009	2400.00
Miscellaneous (Other)	2	40,500	245.00	14	310,400	1788.30
* New Residence	50	13,814,162	42,108.56	34	9,549,831	28118.67
* New HUD Residence	1	130,760	524.17	0	0	0.00
Repairs/Remodel	40	599,840	3,330.76	18	542,601	2437.87
Public Owned	9	9,685,400	2,416.75	0	0	0.00
SPECIAL PERMITS						
Demolition	23	107,600	575.00	21	26,500	500.00
Electrical	0	0	0.00	187	2,461,300	19365.00
Miscellaneous (Other)	50	160,500	929.75	16	40,000	272.00
Move Building	3	10,000	78.80	13	95,000	325.00
Plumbing	196	15,687,628	15,740.00	70	898,750	5927.00
Signs	39	210,550	1,115.00	39	203,828	975.00
TOTAL	679	173,537,216.38	286,027.33	624	64,630,159.00	163,621.52

**CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT
OCTOBER 2019**

CURRENT MONTH 2019

BUILDING ACTIVITY:

NEW PERMITS ISSUED	43
INSPECTIONS PERFORMED:	
FOOTINGS	24
FOUNDATION	8
FRAMING	48
MISCELLANEOUS	37
FINAL	49

ELECTRICAL ACTIVITY:

NEW PERMITS ISSUED	
INSPECTIONS PERFORMED:	
ROUGH IN	
TEMPORARY POLE	
POWER	
MISCELLANEOUS	
FINAL	

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	15
INSPECTIONS PERFORMED:	
WATER AND SEWER	43
MISCELLANEOUS	9
ROUGH IN	42
FINAL	42

CURRENT MONTH 2018

BUILDING ACTIVITY:

NEW PERMITS ISSUED	52
INSPECTIONS PERFORMED:	
FOOTINGS	13
FOUNDATION	5
FRAMING	21
MISCELLANEOUS	35
FINAL	24

ELECTRICAL ACTIVITY:

NEW PERMITS ISSUED	28
INSPECTIONS PERFORMED:	
ROUGH IN	22
TEMPORARY POLE	3
POWER	12
MISCELLANEOUS	8
FINAL	30

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	7
INSPECTIONS PERFORMED:	
WATER AND SEWER	13
MISCELLANEOUS	3
ROUGH IN	23
FINAL	23

YEAR TO DATE

BUILDING ACTIVITY:

NEW PERMITS ISSUED	351
INSPECTIONS PERFORMED:	
FOOTINGS	178
FOUNDATION	67
FRAMING	379
MISCELLANEOUS	405
FINAL	305

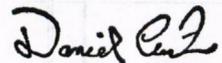
ELECTRICAL ACTIVITY:

NEW PERMITS ISSUED	
INSPECTIONS PERFORMED:	
ROUGH IN	
TEMPORARY POLE	
POWER	
MISCELLANEOUS	
FINAL	

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	178
INSPECTIONS PERFORMED:	
WATER AND SEWER	165
MISCELLANEOUS	28
ROUGH IN	381
FINAL	225

Respectfully Submitted,



Daniel Curtis
Community Development Director