

SPECIAL MEETING DES MOINES CITY COUNCIL

MINUTES

October 8, 2005

The special meeting of the Des Moines City Council was called to order at 9:07 a.m. by Mayor Sheckler at the Des Moines Senior Center, 2045 S. 216th St, Des Moines, WA.

ROLL CALL – Present: Mayor Bob Sheckler, Mayor Pro Tem Scott Thomasson, Councilmembers Dan Sherman, Maggie Steenrod and Susan White. Also present were City Manager Tony Piasecki, Planning Building and Public Works Director Grant Fredricks, consultant Judith Kilgore and Permit Specialist David Steen.

DISCUSSION ITEM

Review and Discussion Regarding Revisions to the Des Moines Comprehensive Plan

City Manager Piasecki reviewed the working process, noting that the Council had provided policy directions two months ago for further draft work by Judith Kilgore, consultant to the City. He said today's agenda would involve reviewing changes made and becoming ready for discussion at the Council Meeting on October 13, 2005 when this document and another private party revision request will be considered in a Public Hearing.

Ms. Kilgore proceeded to assist the Council through a page by page review of the changes in the Comprehensive Plan Draft. She suggested that not much substantive work could be done today, outside of the Public Hearing process. It was agreed that the group would note important discussion items for action at the October 13 meeting.

Ms. Kilgore mentioned some of the general changes:

1. The title is now City of Des Moines Comprehensive Plan rather than "Greater Des Moines . . ." since annexation actions are complete.
2. There are now no references to the Des Moines Municipal Code in the document.
3. "Findings" in each chapter have been renamed "Background and Context."
4. The ten-year-old Environmental Impact Study, out of date, was deleted.
5. "Sensitive areas" are now referred to as "Critical areas."

Other than grammatical changes, modernizing language and some errors that had been missed, the following items reflect points of substantive discussion that were noted for coverage at the October 13 City Council meeting:

CHAPTER 1- GENERAL PLANNING ELEMENT

Issue 1: Based on the discussion at the retreat regarding this Comprehensive Plan Strategy should the Council revisit and possibly redesignate and rename neighborhood boundaries now or during the 2006 Comprehensive Plan review?

~~1-04-01~~ **1-04-01 Planning Consistency**

~~1.(1)~~ —As part of the Comprehensive Plan, prepare plans guiding growth and development in each of the following neighborhoods in Des Moines, ~~and its planning for the surrounding area. Recognize this area as the Greater Des Moines Planning Area~~ (see Figure 1-1, Neighborhoods Map):

- | | | | |
|-----|--|-----|--|
| (a) | Central Des Moines | (f) | Pacific Ridge |
| (b) | Downtown | (g) | Woodmont |
| (c) | North Central (" Flight Path ") | (h) | North Hill [Ord. 1265, § 4, 2000] |
| (d) | Zenith | (i) | Redondo |
| (e) | South Des Moines | | |

Issue 2: Should the Council adopt the following proposed schedule?

1-04-01 (7) Establish a schedule to review one or more elements of the Comprehensive Plan each year so that all elements may be regularly amended to present an accurate statement of existing city policy. This schedule should ensure that each element of the plan is reviewed as often as necessary to remain current, but at least once every five years. A proposed schedule is included in Appendix C. The plan should be amended no more frequently than once each year, except in emergency situations when the City Council determines that a more frequent amendment is necessary in the public interest.

APPENDIX C (proposed)

General Planning Element	2006
Downtown Element	
Land Use Element	2007
Transportation Element	2008
Conversation Element	
Capital facilities, Utilities and Public Service Element	2009
Parks, Recreation and Open Space Element	
Housing Element	

Issue 3: Should public notice include posting on website and cable access?

~~1-04-03~~ **1-04-02 Citizen Involvement**

- (1) Involve citizens in the process of preparing and amending the Comprehensive Plan and development regulations by using such techniques as Planning Agency review, public opinion polls, advisory committees, newspaper articles, public hearings, and public workshops.
- (2) Conduct public hearings on all development proposals that seek changes from existing development regulations (e.g., rezones, variances and planned unit developments) or which are potentially incompatible with neighboring development (e.g., conditional and unclassified uses) prior to city approval of those proposals. Provide an opportunity for public comment on all development proposals subject to SEPA review. ~~(chapter 16.94 DMMC, chapter 18.64 DMMC)~~
- (3) Notify the public of all development proposals involving SEPA review or public hearings by mailing notice to nearby property owners, erecting public information signs on site, publishing notice in the newspaper, the City's website and cable access channel, notifying school districts, and posting notices at public buildings. ~~(chapter 16.04 DMMC)~~

CHAPTER 2-LAND USE ELEMENT

Issue 4: Shall the Council include the following revision?

GOALS

~~2-01-01~~ ~~To create a balance of land uses that p~~ Preserve and enhance the diverse residential neighborhoods, of the community and serve them with vibrant business districts, open space, recreational facilities, affordable housing and other supportive land uses, protect environmentally sensitive areas, and promote economic development.

~~2-01-02~~ ~~2-01-01~~ To create and maintain safe, healthy and diverse neighborhoods. These neighborhoods should contain a range of affordable housing and employment opportunities, school and recreational facilities and should be designed to protect the natural environment and significant cultural resources.

Issue 3: Shall the following revision be included in the final draft?

~~2-02-01~~ ~~2-02-03~~ The City of Des Moines has more than adequate capacity to meet its GMA residential target. with a surplus of approximately 437 units over the target. The City also has surplus capacity for jobs over its GMA target. Details of the residential, commercial, and industrial land capacity, as well as housing densities and targets are provided in Appendix B. Full development under the 1981-1990 Greater Des Moines Comprehensive Plan would result in a 34% increase in the number of apartments and condominiums and 19.5% increase in single family units within the City of Des Moines. This would result in 59% of the total dwelling units being apartments and condominiums, and 41% being single family. This Greater Des Moines Comprehensive Plan would result in 52% of total dwellings being apartments and condominiums

~~and 46% single family, and the total number of dwelling units would be less than under the 1981-1990 plan.~~

Issue 4: Shall the Council keep the following statement without revision?

~~2-02-0602-02-04~~ -Generally, the City of Des Moines meets the residential density requirement of 4 units per acre by neighborhood.

Issue 5: Shall the Council remove the word “existing” from the following statement?

~~2-03-062-03-03~~ ————Ensure that ~~Limit~~ future development ~~to areas where~~ has adequate existing public facilities and services ~~exist~~ or such services can be concurrently provided.

Issue 6: Shall the statement below be revised as follows?

- (1) Promote new development and redevelopment within the Downtown Business District consistent with community character to reflect and enhance its ties to the waterfront, pedestrian orientation, and role in serving local shopping and service requirements.
(~~chapter 18.27 DMMC~~)

Issue 7: Shall single family residential density designations be removed from the land use maps included in this Element?

~~2-04-032-04-01~~ Classify land on the City of Des Moines Zoning Map consistent with the use and density designated by the Greater Des Moines Comprehensive Plan Land Use Map (Figures 2-4 through 2-12). (~~chapter 18.06 DMMC~~) Create consistency between the uses and density designated in the ~~Greater City City~~ of Des Moines Comprehensive Plan with those designated on the City of Des Moines Zoning Map.

(1) ~~Land designated by the Land Use Map for single family development should have the following densities and zoning: (chapter 18.08 DMMC)~~

Table 2-1. Single Family Residential Designations

Land-Use Designation		Correspon ding Zoning

Low Density Single Family		RS-15,000
Medium Density Single Family		RS-9600; RS-8400
High Density Single Family		RS-7200

(2) — Land designated by the Land Use Map for multifamily development should have the following densities and zoning (chapters 18.10 through 18.18 DMMC):

Table 2-2. Multifamily Residential Designations

Land Use Designation		Correspon ding Zoning
Townhouse/Du plex		RA-3,600
Medium Density Multifamily		RM-2400
High Density Multifamily		2-1-1 RM- 1800
Maximum Density		RM-900

<u>Multifamily</u>		
<u>Pacific Ridge Residential</u>		<u>2.1.2 PR-R</u>

[Ord. 1238 § 1, 1999]

(3) — Land designated by the Land Use Map for commercial development should have the following zoning:

Table 2.3. Commercial Designations

<u>Land Use Designation</u>	<u>Planning Area Neighborhood</u>	<u>Zoning</u>
Business Park	North Central	B-P
Commercial	Downtown	D-C
Commercial	Pacific Ridge, South Des Moines, Woodmont, Redondo	H-C, C-C
<u>Pacific Ridge Commercial</u>	<u>Pacific Ridge</u>	<u>PR-C 1, PR-C 2</u>
<u>Commercial</u>	<u>Zenith Neighborhood</u>	<u>B-N B-N N-C</u>
<u>Commercial</u>	<u>Central Des Moines</u>	<u>N-C</u>
<u>Commercial</u>	<u>Redondo</u>	<u>N-C</u>

[Ord. 1265, § 4, 2000]

Administration Note: This is a major policy issue. Administration is gathering more information and legal analysis on this issue.

At 10:15 a.m., Mayor Sheckler called for a brief break. At 10:25 a.m., he reconvened the meeting, suggesting that important issues be noted today for debate at later meetings.

Issue 8: Shall the Council the following strategy be included in the final draft of the Comprehensive Plan?

The Des Moines Zoning Map should be amended to include designate a zone for public facilities. Properties designated by the Greater City of Des Moines Comprehensive Plan as public facilities should be zoned public facilities. Zoning should be brought into conformance with the Greater Des Moines Comprehensive Plan Land Use Map as follows

Administration Note: This is a major policy issue. Council should be aware that currently our zoning map and Comprehensive Plan Land Use Elements are inconsistent. The Comprehensive Plan maps show specific public facilities while the zoning map does not. If Council adopts the statement above changes to the zoning code and the zoning map would be required. If Council chooses not to adopt the statement above, changes to the Comprehensive Plan Land Use Element maps would be required. This issue also effects 2-04-14.

2-04-162-04-14 Amend the zoning map to include a designation for Parks & Recreation and Public Facilities for properties that contain existing parks and public facilities and/or properties that are planned for future parks and public facilities. Amend the zoning code to include these two designations.

Issue 9: How should the following properties be designated?

Map/site no.	Old	Proposed new	Council decision
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	Designation	designation	
Downtown/6 (Beachstone condo)	Mixed use(split parcel designation)	Residential	
Central Des Moines/12 (SF residential/ retail)	Mixed use (split parcel designation)	Commercial	
Central Des Moines/20 (Midway Cov. Church)	Mixed use (split parcel designation)	Public Facility- Church	
Pacific Ridge/25 (Puget Sound Energy)	Mixed use (split parcel designation)	Public Facility	

CHAPTER 3-TRANSPORTATION ELEMENT

Issue 10: Shall the following revision be included in the final draft?

3-03-03 Create and maintain a road network containing a hierarchy of roads, with each road designed and improved to serve its desired function in the hierarchy.

Issue 11: Shall the following revision be included in the final draft?

~~3-03-13~~ 3-03-13 Ensure adequate funding for needed transportation improvements and maintenance.

Issue 12: Shall the following revision be included in the final draft?

~~3-04-02~~ 3-04-01 **Public Transportation**

(1) Support programs of the King County Department of Metropolitan Services (METRO-King County) that expand the number of transit routes including intra-city, shuttle and circulator routes serving Des Moines, and that increase the frequency of service on existing routes.

Issue 13: Shall the following strategy be included in the final draft?

3-04-02(5) Encourage and support water-based transportation services that benefit Des Moines and the larger region.

Issue 14: Shall the following revision be included in the final draft?

3-04-05 **Parking**

- (1) Maintain standards that ensure new development provides a sufficient number of parking spaces on-site or in a shared facility to accommodate the expected demand under normal circumstances. *To minimize impervious surfaces, discourage the development of an excessive number of parking spaces.*

Issue 15: Shall the following revision be included in the final draft?

3-04-07 **Miscellaneous**

- (1) Require developers to maintain street trees landscaping when required as part of a subdivision, commercial, or other development.

Issue 16: Is the spelling of “anadromous” in the following Background and Context correct?

4-02-15

The Growth Management Act requires that cities give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. The City must also included best available science when developing protection policies.

Administration Note: According to Random House Dictionary of the English Language (1971 edition) the spelling in above statement is correct.

Issue 17: Shall the following statement be included in the final draft?

~~4-03-27 The City of Des Moines should promote community designs that enable walking, bicycling and public transit use thereby reducing greenhouse gas emissions and regional air pollution~~

**CHAPTER 5- CAPITAL FACILITIES, UTILITIES, AND PUBLIC SERVICES
ELEMENT**

Issue 18: Shall the following statement be removed from the final draft?

5-02-08 City administrative services and staff have grown as the size of Des Moines has increased such that certain existing City facilities may require additional building or land area in the future.

Issue 19: Shall the following statements be revised in the final draft?

~~5-02-07~~ 5-02-10 An inventory and analysis of the publicly owned capital facilities, and public/private utilities within the Planning Area City of Des Moines ~~is are provided in section 15.7. These facilities and services can be~~ summarized as follows:

- (1) **City Administration:** The City of Des Moines owns several properties and buildings that are used for the administration of City services. The maintenance, improvement and expansion of City facilities is guided by a six-year capital improvement program and an annual budget approved by the City Council. The capital improvement program prioritizes projects, establishes improvement schedules, and identifies revenue sources.
- (2) **Electricity:** The transmission of electricity to the ~~City~~Planning Area is regulated by the Washington Utilities and Transportation Commission and is delivered by Puget Sound Energy ~~Power and Light.~~
- (3) ****Fire Protection:** Fire protection and other emergency services within the ~~Planning Area~~City are provided by ~~South King Fire and Rescue King County Fire Districts 2 (Burien), 26 (Des Moines), and 39 (Federal Way), and the fire departments of Kent and SeaTac.~~ These services are guided by the comprehensive plans of the districts/departments.
- (4) **Hazardous Waste Collection and Disposal:** The collection and disposal of hazardous waste within the ~~Planning Area~~City is provided for through an Interlocal Agreement between King County and the municipalities within the ~~Planning Area~~City. The Local Hazardous Waste Management Plan for Seattle-King County provides for regional coordination and funding of this program.
- (5) ****Library:** Library services in the ~~Planning Area~~City are provided by King County Library District. ~~The City of SeaTac also receives library services from King County.~~ Adopted level of service guidelines direct the construction and expansion of library facilities. ~~A new King County library is planned for the~~ was recently built in the Woodmont Neighborhood. The Highline Community College also operates a library that is utilized by many residents of the ~~Planning Area~~City.
- (6) **Marina:** An A-836840-slip marina along Des Moines' shoreline is owned and operated by the City of Des Moines. The City's capital improvement program and annual budget guide the expenditure of funds for the operation of the facility. ~~The 1995 Marina Facilities Master Plan will guide the scheduling and funding of future capital improvements.~~ A The 2001 Comprehensive Marina Master Plan is in the process of adoption. The Plan will provide for new identifies near-term and long-term capital improvements, funding strategies and scheduling project schedules for the existing marina.
- (7) **Natural Gas:** Natural gas is distributed in the Puget Sound region by ~~the Washington Natural Gas Company~~ Puget Sound Energy. This utility is regulated by several governmental agencies. A franchise agreement authorized by the Des Moines City Council provides additional level of service requirements for the delivery of natural gas to customers within the City's corporate limits.
- (8) ****Parks and Recreation:** Publicly owned recreational facilities within the ~~Planning Area~~City are operated by the Cities y of Des Moines ~~and Kent, King County,~~ the State of Washington, and the Highline and Federal Way School Districts. A regional dog park is operated in the of City of Seatac. City, County and State Parks and Recreation Plans guide the administration of recreational programs of the respective jurisdictions. Various services, such as the Des Moines Senior Center, are provided at one or more of Des

- Moines' recreational facilities. The ~~1996 2003 Park and Recreation~~ 2003 Parks, Recreation and Senior Services Master Plan will help guide the scheduling and funding of future capital and programmatic improvements. (See Chapter 6)
- (9) **Police:** Police protection is provided by the Cities of Des Moines, The City of Des Moines also has interlocal agreements with the Cities of SeaTac and Kent, Normandy Park, King County, the State of Washington, and the Port of Seattle. ~~The City of SeaTac contracts for police protection within that city's boundary with the King County Police Department.~~
- (10) **Postal Service:** The US Postal Service operates ~~two~~ one facilities and one contract station within the Planning Area City. ~~A new facility is planned for property within the corporate limits of Des Moines.~~
- (11) ****Sanitary Sewer:** The Midway, Southwest Suburban, and Lakehaven Utility Districts provide for the collection, treatment, and disposal of effluent. These services are directed by the comprehensive plans adopted by these districts. A portion of the City is still served by septic systems.
- (12) ****Schools:** Publicly owned educational facilities are operated by the Highline and Federal Way School Districts, and Highline Community College and Central Washington University. ~~Two private schools, St. Philomena Catholic School and Christian Faith Center, Several private schools~~ are also located within the Planning Area City.
- (13) ****Solid Waste Collection and Disposal:** ~~Sea-Tac Disposal Company and Kent Rabanco~~ Allied Waste Disposal Company provides for the collection and disposal of solid waste within the Planning Area City. These services are regulated by the Cities of Des Moines, Kent, and SeaTac, and the Washington Utilities and Transportation Commission. Recyclables collection service is available to households and businesses through solid waste haulers. ~~Non-recycled waste is disposed of in the King County Cedar Hill landfill.~~
- (14) **Surface Water Management:** The collection and disposal of stormwater in the Planning Area City is provided by the Cityies of Des Moines, ~~Kent, and SeaTac, and King County.~~
- (15) ****Telecommunication:** ~~US West Communications Qwest~~ delivers telecommunication service for the Planning Area City as regulated by the Washington Utilities and Transportation Commission. Cable Television is provided by ~~TCI Cablevision Comcast Cable Services, of Washington.~~ Cellular telephone services ~~is~~are provided by AT&T Wireless, Cingular, Nextel, Qwest Cellular, Sprint PCS, T Mobile, and Verizon Wireless, primarily by US West Cellular Verizon Wireless, TMobile, Cingular and AT&T Wireless.
- (16) **State and Regionally Owned Transportation Facilities:** State and Regionally owned transportation facilities are listed in the GMA as essential facilities to be sited. Details transportation facilities inventories, future needs, and plans are provided in the City of Des Moines Comprehensive Transportation Plan.

Water: Domestic water within the ~~Planning Area~~City is provided by King County Water District 54, Highline Water District, and Lakehaven Utility District. Each of these districts' operations ~~are~~is guided by a ~~comprehensive water system~~ plan. A significant portion of the water available in the ~~Planning Area~~City is purchased from the Seattle and Tacoma Water Departments.

Issue 20: Shall the following statement be revised in the final draft?

~~5-03-05~~5-03-05 City plans and development regulations should identify, and provide a process for consideration of, the siting of essential public facilities. Essential public facilities should include: A) domestic water, sanitary sewer, public schools, and fire protection; B) difficult-to-site facilities such as those identified by RCW 36.70A.200 and County-wide Planning Policies; and C) essential state facilities specified by the office of financial management. Des Moines should not accept a disproportionate share of the adverse impacts resulting from essential public facilities ~~air transportation~~.

Issue 21: Shall the following revision be included in the final draft?

5-04-13(4) Libraries: Continue to receive library services from the King County Library System as long as King County continues to provide a variety of library services from centrally located facilities with convenient hours of operation. Include level-of-service provisions in contract/annexation agreements. ~~Advocate patronage privileges for Des Moines residents at the Highline Community College Library~~

Issue 22: Shall the following revision be included in the final draft?

5-04-13(8) Postal Service: ~~Encourage the US Postal Service to remodel existing facilities and/or develop new facilities~~ Maintain US Postal Services as necessary to improve postal service to residents and businesses. ~~Encourage the US Postal Service to maintain a post office in Downtown~~

Issue 23: Shall the following revision be included in the final draft?

6-04-03 (1) Plan and encourage urban trail systems for maximum pedestrian and bicycle access to parks, schools, business districts and employment areas as an alternative to automobile access. Also, plan trail systems that link adjoining communities and urban areas leading to rural or natural areas.

CHAPTER 7- HOUSING ELEMENT

Issue 24: In light of the possible elimination of the CDBG program should the following statement be revised?

7-02-04(7) Identify existing low-cost housing that may be lost due to redevelopment and develop strategies to preserve or replace low-cost housing; ~~(CWPP AH-3);~~

Administration Note: Specific reference to a program is not required by GMA or the Comprehensive Plan. However, Council must be cognizant that if this program is eliminated, alternative methods of funding affordable housing must be found.

Issue 25: Shall the following statement be revised in the final draft?

~~7-03-08~~ **7-03-01** Allow the siting of mobile/manufactured homes within mobile home parks when all applicable regulations can be satisfied. (~~chapter 14.48 DMMC~~)

Issue 26: Based on discussion at the October 8, 2005 retreat, should the following statement be revised?

~~7-04-13~~ **7-04-10** Continue to allow accessory living quarters ~~(without separate kitchen facilities)~~ as permitted by the Zoning Code. Review and revise accessory living quarters regulations for limitations that are unnecessary. Consider aAmending the Zoning Code to allow for kitchen facilities in accessory dwelling units when these and other criteria are met.

- Minimum lot size
- Parking
- Owner-occupied units
- Size of unit
- Density
- Height

~~_Consider allowing accessory dwellings with separate kitchen facilities when specific mitigating conditions can be met. (chapter 18.04 DMMC, chapter 18.08 DMMC)~~

Issue 27: Shall the following statement be revised to be less specific?

7-04-11 Consider revising the Zoning Code to allow cottage housing in single family and multifamily zones when this and other appropriate criteria can be met

- ~~7-04-15a)~~ -Minimum lot area shall be at least 10,000 sq.ft
- ~~b)~~ -Unit size Units cannot not be smaller than 600 sq.ft. or larger than 1,500 sq.ft
- ~~c)~~ -Parking must be completely on-site
- ~~d)~~ -Homeownership required
- ~~e)~~ -sSeparation-separation between cottage housing developments of at least one block
- ~~f)~~ -Density no more than 1 unit per 2,900 sq. ft. Llot
- ~~g)~~ -Height no greater than 25 feet

Issue 28: Shall the following editing changes be included in the final draft?

7-04-15 7-04-17 Continue to allow townhome developments. as provided by chapter 18.10 of the DMMC. Consider textual code amendments that would allow the design review process of townhome developments to occur during the final plat process, rather than during preliminary review. Still Continue to require a conceptual site plan at time of preliminary review.

CHAPTER 8- COMMUNITY CHARACTER ELEMENT

Administration Note: Only minor editing changes in this chapter.

CHAPTER 9- NORTH CENTRAL NEIGHBORHOOD ELEMENT

Issue 29: Should the following statement be revised in the final draft as discussed at the October 8, 2005 Council retreat?

9-02-01 ~~9-02-11~~ The North Central Neighborhood contains ~~five~~ four Subareas, each with its own distinct characteristics, opportunities, and limitations. The Subareas are shown in Figure 9-1 and described below:

- (1) **Des Moines Creek Subarea.** This Subarea includes approximately 38 acres in the northwest corner of the North Central Neighborhood. As its name implies, this area includes land within and adjacent to Des Moines Creek and its ravine. Also included is land north and west of the ravine that is separated from the remainder of the North Central Neighborhood by Des Moines Creek. Most of this Subarea area is heavily vegetated with native growth. A large portion of the area is publicly owned (Des Moines Creek Park) and a pedestrian/bicycle paved trail ~~is planned~~ has been completed and should be extended to the Beach Park (Des Moines Creek Trail).

Issue 30: Should the following statement be revised in the final draft?

9-02-02 The North Central Neighborhood is within the Des Moines Creek and Massey Creek basins, each of which has a history of flooding and water quality problems. Studies for Massey Creek and Des Moines Creek have been prepared ~~a study for Des Moines Creek is planned for 1995-96.~~

Issue 31: Shall the following statement be included in the final draft as per Council discussion?

9-04-09 ~~Locate and design~~ Advocate that any 24th Avenue and SR 509 -interchanges to any limited access highway be extended through or adjacent to the North Central Neighborhood to 1) provide direct access to and from the neighborhood; 2) alleviate existing traffic problems in the vicinity; and 3) provide improved access for the greater community 4)not serve as the sole south access to SeaTac International Airport.

Administration Note: There was considerable discussion at the October 8th retreat that the word “advocate” was not strong enough. Some suggested words include:

- Insist
- Strongly assert
- Resolve

CHAPTER 10-DOWNTOWN ELEMENT

Issue 32: Shall a new strategy be developed that states:

10-04-11 As part of next review of this Element investigate the possibility of creating specific subarea plans for the Downtown.

Noting that the next regular meeting would be on Thursday, October 13, 2005, Mayor Sheckler adjourned this meeting.

Respectfully submitted,

Dave Steen.