

Overview and Initial Issues Identification
DEPARTMENT OF PLANNING AND DEVELOPMENT

Staff: Ketil Freeman

Date Prepared: October 21, 2011

Expenditures/Revenues

Budget Control Level	2011 Adopted	2012 Endorsed	2012 Proposed	% Change '12-'12 (Endorsed to Proposed)
Expenditures by BCL				
Annual Certification and Inspection	\$3,968,000	\$4,050,000	\$3,993,000	-1.40%
Code Compliance	\$4,622,000	\$4,711,000	\$4,801,000	1.90%
Construction Inspections	\$13,308,000	\$13,545,000	\$13,762,000	1.60%
Construction Permit Services	\$17,151,000	\$17,391,000	\$17,560,000	1.00%
Department Leadership	\$0	\$0	\$0	0.00%
Land Use Services	\$3,728,000	\$3,792,000	\$4,262,000	12.40%
Planning	\$6,724,000	\$6,766,000	\$5,470,000	-19.20%
Process Improvements and Technology	\$776,000	\$791,000	\$1,301,000	64.50%
Total Expenditures	\$50,277,000	\$51,046,000	\$51,149,000	0.20%
Total FTEs	398	398	393.3	-1.10%
Revenues				
General Fund	\$9,120,000	\$9,301,000	\$9,206,000	-1.00%
Grants & MOAs	\$2,219,000	\$2,120,000	\$1,549,000	-26.90%
Installation & Inspection Fees	\$3,800,000	\$3,838,000	\$4,054,000	5.60%
Interest	\$100,000	\$100,000	\$50,000	-50.00%
Other Revenues	\$1,775,000	\$1,798,000	\$1,830,000	1.80%
Permit Fees	\$32,532,000	\$34,326,000	\$35,063,000	2.10%
Use of Fund Balance	\$731,000	(\$437,000)	(\$603,000)	-38.00%
Total Revenues	\$50,277,000	\$51,046,000	\$51,149,000	0.20%

All dollar numbers rounded to the nearest \$1,000

Introduction:

The 2012 proposed Department of Planning and Development (DPD) budget includes a decrease of \$95,000 (-1%) in the General Fund contribution over the 2012 endorsed budget. DPD's proposed budget provides for 393.3 Full Time Equivalent (FTE) employees in 2012. This reflects a proposed reduction of 4.7 employees primarily associated with the consolidation of part of the Green Building Team with the Office of Sustainability and the Environment.

This memo identifies four potential issues under assessment that may lead to creation of greensheets or statements of legislative intent for later rounds of Council budget deliberations and discusses a bill proposed as part of the budget.

Potential Issues:

1. **Planning Division Work Program and Council Priorities** – *Should the Council continue to ensure resources for Council-generated initiatives through some budgetary action?*

In the 2011 adopted budget the Council included Statement of Legislative Intent (SLI) 42-1-A-1 that directed DPD to develop a multi-year work program that could be used as a shared tool by the Council and Mayor to prioritize resources among projects in the Planning BCL. Among other things, the Planning BCL contains functions in DPD that develop policy and regulations that are incorporated into the Comprehensive Plan, the Land Use Code, and other policy and regulatory documents that govern development of the built environment. Consistent with SLI 42-1-A-1, the Planning Division Director reports quarterly on work program development and briefs the Committee on the Built Environment on proposed new projects. The work program submitted with the third quarter SLI response is attached.

The work program SLI 1) allows the Council to periodically monitor the Planning Division's work program development to ensure that it is consistent with Council priorities, 2) gives the Council an opportunity to provide input on mid-year work program changes, and 3) creates a forum for the Executive and the Council to arrive at shared priorities. If issues emerge for the Mayor and Council during the year, those initiatives can be considered with a better understanding as to what the trade-offs might be among existing priorities.

In the past the Council has imposed a proviso on a portion of the General Fund appropriations in the Planning BCL to ensure that resources are available for Council-generated priorities. That proviso has been on as much as 20% of the adopted General Fund appropriation in the Planning BCL. The proviso is lifted by ordinance after the Council has identified initiatives that require DPD staff support.

The SLI has some advantages over the proviso. Specifically, periodic reports provides more transparency of DPD's work program changes. A proviso does not compel that transparency and, because it encumbers General Fund support for FTEs that must be lifted by ordinance, can create uncertainty about whether resources will be available to pay staff.

Options:

- a. Approve a SLI that requires quarterly reporting on the Planning Division's work program.
 - b. Impose a proviso on some portion of the General Fund appropriation in the Planning BCL for Council-generated initiatives to be identified in 2012.
 - c. Approve the budget as proposed.
2. **Transitional Encampment Temporary Use Permit Review** – *Should the Council subsidize review of temporary use permit applications for transitional encampments on sites not owned or controlled by religious organizations?*

On October 3, 2011, the Council passed Ordinance 123729, which authorized transitional encampments as accessory uses to religious institutions in all zones. There is no permit process

associated with establishing a transitional encampment accessory to a religious institution. Consequently, there is no fee for permit review.

Transitional encampments may be still be allowed as temporary uses for a period up to six months on sites that are not owned or controlled by religious institutions. However, those encampments must apply for a temporary use permit. Six-month temporary use permits are charged a permit review fee of \$1,250 that covers the first five hours of review. Review exceeding five hours is charged at an hourly rate of \$250 / hour. Additionally, applicants must pay for required public notice, which includes mailed notice to near neighbors and publication in the Daily Journal of Commerce and the Land Use Information Bulletin. Notice typically costs an additional \$950.

Since 2008 DPD has received five temporary use permit applications for transitional encampments. Four of the applicants were churches and one applicant was the City's Department of Finance and Administrative Services (FAS), which applied for permits for the encampment at Fire Station 39. Permit review and notice fees were waived by DPD entirely or partially for applications by the churches. The most any church paid was \$570 for a portion of the notice. FAS was charged \$4,198, \$3,250 for 13 hours of review plus notice for that application.

While the City does not currently provide subsidy for permit review, the fee ordinance does provide a differential fee structure for projects that further City policy goals, such as affordable housing. Additionally, the General Fund supports a position to expedite green building permit review. DPD estimates that a one-time General Fund contribution in 2012 of \$10,000 would support permit review for three 6-month temporary use permits for encampments on sites not owned or controlled by a religious institution.

Options:

- a. Approve a greensheet that provides one-time General Fund support to the Land Use Services BCL to subsidize permit review for temporary transitional encampments not located on a site owned by a religious institution.
 - b. Amend the proposed fee ordinance to permanently waive fees for permit review for temporary transitional encampments not located on a site owned by a religious institution. This would require ongoing General Fund support to DPD to subsidize permit review.
 - c. Approve the budget and fee ordinance as proposed.
3. **Hansen Permitting Software Replacement** – *Should the Council require a report by DPD on software replacement options prior to making significant investments in a new system?*

The proposed budget appropriates \$500,000 to the Process Improvement and Technology (PI&T) BCL to review options for replacing or updating the Hansen permitting software system. This system was first put into operation in 2001 and replaced the 1980s era Permit Tracking System (PTS).

The PI&T BCL is supported by fee revenue, and its purpose is to support continuous improvements in DPD's business processes. Should the City decide to replace Hansen, oversight of DPD's project management would be provided by DoIT.

Options:

- a. Approve a SLI that requires that DPD report to the Council prior to making any irrevocable decisions on replacing Hansen.

- b. Impose a proviso on the PI&T BCL on consulting resources for the Hansen replacement or update that would be lifted after Council review of a proposed RFP.
- c. Options a) and b).
- d. Approve the proposed budget as proposed.

4. 7-year Comprehensive Plan Update – *Should the Council delay some or all of the 7 –year Comprehensive Plan update to 2013 and beyond?*

The Growth Management Act requires that jurisdictions undergo a major update to their Comprehensive Plans every 7-years. The deadline for the 7-year update for jurisdictions in King County is June 30, 2015.¹ DPD proposed to allocate about \$544,000, which would fund approximately three FTEs, to the 7-year update in 2012. In early 2012 DPD proposes to submit a resolution that would outline the scope of the update, describe proposed outreach efforts, and establish a timeline for review and action.

DPD and the Council have an ambitious land use work program for 2012. Significant initiatives include, but are not limited to, ongoing neighborhood planning in Bitter Lake / Haller Lake and Rainier Beach; station area planning for operating light rail stations in southeast Seattle; review of the Mayor’s proposed upzone for South Lake Union; review and adoption of the state-required Shoreline Master Program update; and planning for the University Community Urban Center. Resources that are currently programmed for the 7-year Comprehensive Plan update could be wholly or partially diverted to work on these other initiatives.

Options:

- a. Impose a proviso on the entire appropriation in the Planning BCL for the 7-year Comprehensive Plan update. No work on the Comprehensive Plan update would be done until 2013.
- b. Impose a proviso on a portion of the appropriation in the Planning BCL for the 7-year Comprehensive Plan update that would be released after Council review of the proposed resolution setting scope, outreach, and timing of the update.
- c. Approve the proposed budget as proposed.

Budget Legislation:

DPD Fee Bill – The proposed budget includes a bill that would make various changes to DPD’s Fee Ordinance. Permit fees are designed for full cost recovery of DPD’s regulatory function and would not increase General Fund revenue. Changes include, but are not limited to:

- Eliminating certain fees for licenses and examinations no longer required by the City, such as the air conditioner contractors license;
- Creating a new fee to cover plan review by the Parks Department; and
- Modifying the number of hours charged for some minimum fees, for example the minimum fee charged for Design Review would cover the first 20 hours of review instead of the first 10.

¹ Engrossed Substitute House Bill 1478, Ch. 353 Laws 2011.

Below the Line
 Red Completed in 2011
 * New in 2011

O Ordinance
 R Resolution
 On Appeal
 On Hold

Underway
 Due Date or Milestone
 FTE/Scope tbd
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Themes: Sustainability and the Environment (S)
 Livability (L)
 Economy & Jobs (E)
 Housing Affordability (H)
 Carbon Neutrality (C) Other (O)

Programs and Projects	Origin	Project Manager	FY 2010		FY 2011				FY 2012				Deliverable	Theme	Comments			
			FTE	3Q	4Q	FTE	1Q	2Q	3Q	4Q	FTE	1Q				2Q	3Q	4Q
A. Core Planning Functions			11.60			10.60												
1. Design Commission		Kinast	2.50			1.50				1.50					SL	Statutory public project design review		
2. Planning Commission		Wilson	2.50			2.50				2.50					SLEH	Statutory advisory public policy review; LRRP		
3. GIS Services		Pettyjohn	1.00			1.00				1.00						Buildable lands data; development capacity & growth mapping		
4. Demographics		Canzoneri	1.00			1.00				1.00						Demographic Information Systems & forecasting services		
5. Division Administration		Skelton	4.50			4.50				4.50						Division Leadership and Administrative Support		
6. State Legislation Monitoring		Skelton	0.10			0.10				0.10				SLEHC	Monitor legislature and work with OIR to represent to City interests			
B. Neighborhoods & Community Dev.			7.40			8.10												
1. Neighborhood Planning and Implementation			5.50			5.85				5.00								
a. Neighborhood Plan Update, Round 1 Othello, N Rainier, N Beacon Hill	R 31204 / O 122799	Liu	2.00		★ 1	1.00			★ 2	★ 3	0.50	4			Leg, CP Amends.	SLCEH	1) Updates; 2) comp plan amends; 3) UDF, rezones, text amendments; 4) update Action Plans	
b. Neighborhood Plan Update, Round 2 Broadview/Bitter/Haller Lake, Rainier Beach		Liu	1.50		1	2.75	2		3	4	3.25	5		★ 6	★ 7	Leg, CP Amends.	SLCEH	1) start NAC; 2) 1st comm/POL mtgs; 3) 2nd comm/POL mtgs; 4) 3rd comm/POL mtgs; 5) 4th comm mtg; 6) Updates, Comp Plan Amend; 7) UDF, rezones, text amendments
c. South Downtown		McLain	0.50			0.20									Legislation	SLEH	Complete Council review and implementation.	
d. Broadway UDF & TOD	C 30774	Murdock	0.50			0.70					0.25		★		UDF & Leg.	SHL	Develop Urban Design Framework; complete Development Agreement	
e. West Seattle Triangle UDF & Rezone	O 123094	McLain	0.50			0.25				★					Rezone	SHL	Evaluate zoning and urban design options for neighborhood	
f. Roosevelt Rezone	O 123094	Wentlandt	0.20			0.20				★					Rezone	SL	Analysis of neighborhood recs; pending Council action	
g. Greenwood Rezone	O 123094	Clowers	0.20			0.20	★			★					Rezoning	LS	Analysis of neighborhood recs; pending Hearing Examiner decision on appeal	
h. Columbia City		Staley									0.50				Rezone	SLH	TOD Planning around light rail station	
i. Northgate	Grant	Clowers				0.30					0.50			★	Rezone/DA	SLCEH	With Metro/ST develop UDF and plan for transit oriented dev. @ Lt. rail stn.	
2. Community Development			1.90			2.25				1.95								
a. Center City Coordination		Johnson	0.50			0.25				0.25					Coordination	L	Center City livability and urban design initiatives	
b. Yesler Terrace Interagency Coordination	SHA	Johnson	0.20			0.20				0.20			★		Coordination	SLEH	City participation in Yesler Terrace re-development	
c. Central Waterfront Committee	R 31264; O116705	Foster	0.90			1.00				1.00					Coordination	SL	Staff Committee; manage public outreach & reports to Council and Mayor	
d. Waterfront / Center City Framework	R 31264; O116705	Foster/Meier	0.10			0.50				0.50					Coordination	SL	Development of a Framework Plan for waterfront and public spaces	
e. Implementing Public Realm Plan		Johnson	0.10			0.20									Coordination	L	Strategy for implementing recommendations from Gehl Report	
f. Economic Revital. Strategy - Pioneer Sq.		Johnson	0.10			0.10									Coordination	LE	Coordinate City involvement in revitalization efforts	
C. Growth Mngmt. & Environmental Planning			7.95			11.15				12.30								
1. Comprehensive Planning			1.10			3.80				4.40								
a. Comprehensive Plan Annual Amendments	GMA	Carroll	0.50			0.50				0.50					CP Amends	SLEH	On-going annual amendments to Comp Plan	
b. Comprehensive Plan 7 Yr. Update	GMA	Hauger				2.50				3.25					CP Amends	SLEH	Update of Comprehensive Plan mandated by state	
c. Regional Coordination	GMA	Hauger	0.10			0.40				0.40					Ongoing	SLEH	Regional coordination under the Growth Management Act	
d. Comp Plan Urban Design Element	GMA	Kofoed				0.20				0.25				★	CP Amends	SLEH	Add policies re: urban design as an element of the Comprehensive Plan	
f. Comp Plan Port Element	GMA	Kofoed	0.50			0.20								★	CP Amends	E	Add policies re: Port facilities as an element of the Comprehensive Plan	
2. Land Use			4.50			4.90				5.65								
a. Mobile Food Vending		Johnson	0.20			0.10									Legislation	LE	To remove obstacles to mobile food vending in Center City	
b. Annual Omnibus Land Use Code Amend.		Mills	0.25			0.10									Legislation	SLH	Coordinate and prepare code amends for Code clarification	
c. Interim Uses		Podowski	0.20			0.10									Legislation	E	Addresses issues on vacant lots due to sluggish economy	
d. Multifamily Code /Clean-up		Podowski	0.75			0.10									Legislation	LH	Clean up and clarifying legislation at Council	
e. Streamlined Design Review		Wentlandt	0.20			0.05									Legislation	L	New administrative design review for townhouses; adopt w/MF Code	
f. Screening Utilities	O 123094	LaClergue	0.20			0.05									Legislation	L	Council sponsored amendments to address new utility siting	

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			FTE	3Q	4Q		FTE	1Q	2Q	3Q	4Q	FTE	1Q	2Q				3Q
g. Encampments *		Podowski				0.10										Legislation	EH	Clarify temp. homeless encampments allowed at religious institutions
h. SF Platting Amendments	O 122769	Mills	0.20			0.10										Legislation	L	Council sponsored amendments to address platting in SF zones
i. Urban Agriculture	Grant	Sizov	0.20			0.25										Policy	CL	Addresses code obstacles to urban ag; urban ag. IDT
j. Citywide Design Guidelines		Sizov	0.50			0.20								0.10		Legislation	LS	Updates Citywide Design Guidelines for MF and Comm Buildings
k. Chapter 23.76		Putnam												0.10		Legislation	O	Procedural clean-up ordinance & implement changes to Q/J decisionmaking
l. Georgetown Zoning Review	R 31026	Holmes				0.15										Rezone	SHL	Review zoning and land use in neighborhood and adj. industrial areas
m. Pike Pine TDR	O 123094	Meier	0.10			0.20								0.10		Legislation	SHL	Analyze and recommend TDR program to preserve character bldgs.
n. SLU UC Rezone		Holmes	1.00			1.25								1.25		Leg. & Rezone	SLEH	Rezone analysis and urban design recommendations.
o. Incentive Zoning		Podowski	0.40			0.20										Legislation	H	Extend incentive zoning program to residential zones
p. Incentive Zoning Review & Evaluation	R31104	Staley												0.25		Legislation	H	Reevaluate incentive zoning structure and pursue simplification
p. Yesler Terrace - Master Planned Comm.		LaClergue	0.25			1.00								0.25		Legislation	SLH	Allow re-development of Yesler Terrace through new Planned Dev. Mech.
q. Living Building Challenge Program *		Mills				0.10										Legislation	SLEHC	Amend living building pilot to allow additional projects to qualify
r. Regional TDR Program	Grant	Holmes	0.05			0.20								0.10		Legislation	SLH	Establish program for TDR from rural County to South Lake Union
s. Regulatory Reform *		Clowers				0.25								0.50		Legislation	EH	Identify opportunities to stimulate jobs, hsg., entrepreneurship, & sustainable LU
t. Transfer Stations & Recycling Ctrs *		Mills				0.10										Legislation	O	To allow accessory recycling at solid waste transfer stations
u. Wall Signs *		Podowski				0.05										Legislation	L	To address abuses of City Sign Regulations for off- premises signs
v. Essential Public Facilities *		Mills				0.05										Legislation	O	Align City definitions with State RCW
w. University Community Urban Center Plan *		McLain				0.10								1.50		UDF & Rezone	SLEH	Scope Urban Center and Station Area Plan, UDF, zoning
x. Elliott/15th Corridor Review		Unassigned												1.25		Rezone?	SLEH	Evaluate opportunities for TOD assoc. with BRT
y. SCCC Maritime Academy *		Nair				0.05								0.20		Legislation	E	Code amendments to allow Community College Maritime Academy
z. Program Evaluations		Various				0.05								0.05		Reports	SL	Evaluate programs such as living building, BYCs, SDR, urban ag. etc.
Lake City Large Site Re-development																Rezone?	SLEH	Evaluate options to C1 zoning to allow redevelopment of former auto sales lots
T-91/92 Redevelopment																Consultation	E	Port concept and feasibility for industrial development
Planned Developments																Legislation	SLH	Evaluate options to allow flexible redevelopment of large sites
23rd and Union Rezone Review																Rezoning	LEH	Evaluate zones and econ.development opportunities at key Central Area junction
Belltown Urban Center Zoning Revisions																Legislation	SLH	Review and update zoning in neighborhood
Cottage Housing																Legislation	SLH	Develop standards and criteria for allowing cottage developments
Aurora Corridor Planning																UDF & Rezone	SLEH	Urban design and corridor zoning analysis and plan
Major Institutions																Legislation	E	Amendments to address parking and housing demo.
Congregate Housing																Legislation	H	Amendments to encourage appropriate congregate housing opportunities
UW Metro Tract																Study	SLE	Address UW development options in Metropolitan Tract Downtown
North Link																Cor. Selection	SLE	Address issues related to extension of Light Rail north
Uptown Triangle																Legislation	SLEH	Planning to address land use in area between SLU and Sea Center
Park Zone																Legislation	SL	Develop new zone to accommodate park development
CODAC	R 31155															Concept	L	Initiative to support arts and culture uses
Signs, General																Legislation	LE	Re-evaluation of Sign regulations.
Official Land Use Map																Legislation	O	Work with Law to replace current Official Land Use Map
Duwamish Public Access Plan																Plan	SL	Identify opportunities to focus public access and project mitigation in Duwamish
South Park																Rezone	SLE	Response to South Park Action Plan, bridge replacement, & econ. Development
Projects tabled or changed from last work program update:																		
Downtown Highrise Signs																Legislation	E	Code amendment to allow signs above 65' on office buildings downtown
Qwest Utilities in SF zones																Legislation	L	Evaluate appropriate conditions for allowing Quest boxes on SF lots.

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			FTE	3Q	4Q	FTE	1Q	2Q	3Q	4Q	FTE	1Q	2Q				3Q
3. Urban Design			0.75			0.65					0.85						
a. Urban Design Framework Dev and Review		Wentlandt	0.25			0.20					0.20				Plan	SL	Participate in the review and development of multiple UDFs
b. Street Master Planning		Wentlandt	0.25			0.25					0.25				ROW Manual	SLC	Development of street master plans for incorporation into ROWIM
b. N'borhood Design Guidelines Updates		Bicknell	0.25			0.10					0.20				Legislation	SL	Updating of neighborhood design guidelines
c. Green street planning and design		Wentlandt				0.10					0.20				Rule	SL	Plan for development of a designated Green Street
4. Environmental Planning			1.60			1.80					1.40						
a. Shoreline Master Program Update	DOE	Glowacki	1.00			1.25					0.20	★			Legislation	S	Training, Rules, and public information on new SMP
b. Shoreline Restoration Planning	DOE	Glowacki	0.10			0.10					0.10	★			Policy Plan	S	Part of DOE requirements for new SMP
c. Tree Protection Regs and Incentives	R 31138	Staley	0.20			0.10					0.25			★	Legislation	SL	Dev. of incentives and regs. for trees on private property
d. Urban Forestry Commission	"	Staley	0.05			0.05					0.10				Staffing	SL	Per Council 31138, staffing Tree Commission
e. SAMP		Holmes				0.05					0.20				Program	S	Alternative mitigation for freshwater & extend to marine shorelines
f. Green Shorelines	Grant	Laclergue	0.15			0.10					0.20				Incentives	SL	Develop incentives for shoreline restoration (4 year process)
g. ECA		Glowacki				0.05					0.25				Legislation	SL	Floodplains and to address emergent issues in Critical Areas Code
i. Transportation Support		Kofoed, et.al.	0.10			0.10					0.10				ongoing	SLE	Review of major transportation initiatives & Environmental Documents
D. Green Building Program			5.50			6.70					6.70						
1. Sustainable Building Policy - Cap. Projects	MOA	Mallory	1.25			1.25		★			1.15				Legislation	SCE	Update to the 2000 Sustainable Building Policy
2. Sustainable Building Policy - Private	MOA	Mallory									1.00			★	Policy Plan	SCEL	Comprehensive approach to advance private sustainable development
3. International Green Construction Code	MOA	Petrie	0.15			0.30					0.20	★			Model Code	SC	Review and refinement to IgCC; evaluate adoption for Seattle
4. Barriers to Green Building & Green Code Ord.	MOA	Petrie	0.20			0.10					0.20		★		Legislation	SC	Identify and eliminate existing code barriers to green building
5. Green Permitting	MOA	Harris	1.00			0.95					0.95				Program	SC	Program development & implementation
6. Customer Service	MOA	Baker	0.50			0.50					0.50				Resources	SCEL	Develop resources for/provide assistance to permit applicants
7. Construction Waste Diversion	R 30990	Howard	0.25			0.10		★							Legislation	SCE	Strategy for construction & demolition waste diversion
8. Outcomes-based Energy Code/Green Lab	MOA	Antonoff	0.25			0.10									Projects	SC	Proposal for model outcomes-based Energy Code
9. District Energy Initiative	MOA	Antonoff	0.15			0.15								★	Program	SC	Policy framework & identification of project area
10. Low Impact Development	MOA	LaClergue	0.50			0.50					0.50				Program	SCL	Refine & test planning framework; create criteria matrix.
11. Coordinated Infrastructure	MOA	Staley	0.25			0.30									Program	SCL	Refine & test planning framework; create criteria matrix.
12. Seattle Strategy	MOA	Staley	0.75			0.25									Framework	SCL	CIP Planning Tool
13. Green Building Metrics	MOA	Mallory	0.25			0.25					0.25				Reports	SC	Annual reporting on projected environmental savings from green building
14. 2030 District (CGB Funded)	MOA	Dobrovoly				0.25					0.25				Program	SCE	Public-private partnerships for carbon-neutral downtown
15. 2030 District (EPA Funded)	Grant	Dobrovoly				0.95					0.95				Program	SCE	Public-private partnerships for carbon-neutral downtown
16. Energy Disclosure (AARA funded)	O 116731	Antonoff				0.75					0.75	★			Program	SCE	Develop process for meeting energy disclosure ordinance
Planning Division FTE			32.45			36.55					36.55						