

**CITY OF MILWAUKIE  
PLANNING COMMISSION  
MINUTES  
Milwaukie City Hall  
10722 SE Main Street  
TUESDAY, August 11, 2009  
6:30 PM**

**COMMISSIONERS PRESENT**

Jeff Klein, Chair  
Lisa Batey  
Teresa Bresaw  
Chris Wilson

**STAFF PRESENT**

Katie Mangle, Planning Director  
Susan Shanks, Senior Planner  
Li Alligood, Assistant Planner  
Bill Monahan, City Attorney

**COMMISSIONERS ABSENT**

Dick Newman, Vice Chair  
Paulette Qutub  
Scott Churchill

**1.0 Call to Order – Procedural Matters**

**Chair Klein** called the meeting to order at 6:39 p.m. and read the conduct of meeting format into the record.

**2.0 Planning Commission Minutes**

**3.0 Information Items** –There were none.

**4.0 Audience Participation** –This is an opportunity for the public to comment on any item not on the agenda. There was none.

**5.0 Public Hearings—**

5.1 Summary: Portland Parks Maintenance Building—***continued from July 28, 2009***

Applicant/Owner: Portland Parks and Recreation Department

Address: 8545 SE McLoughlin

File: CSU-09-02, TPR-09-02

Staff Person: Li Alligood

**Chair Klein** called the public hearing to order.

**Bill Monahan, City Attorney**, stated that staff would present additional information requested by the Planning Commission followed by the opportunity for questions from the Commission and comments from the Applicant.

**Li Alligood, Assistant Planner**, briefly reviewed the Applicant's proposal and presented the information requested by the Commission at the July 28, 2009, meeting via PowerPoint as follows:

- She confirmed that the average employment requirement in the North Industrial area was 12.5 employees per acre compared to regional warehousing and distribution uses with an average of 9.5 employees per acre. The Manufacturing (M) Zone where the subject site was located required a minimum was 10 employees per acre.

Portland Parks and Recreation (Parks and Recreation) proposed hiring 14 to 23 employees per acre depending on the season.

- The employment densities for 3 of the largest employers in the North Industrial area were as follows:
  - The Oregon Liquor Control Commission (OLCC) employed 15 employees per acre in primarily office positions on a large campus.
  - WW Metal Fab employed 22 employees per acre, which was a fairly standard number for manufacturing uses.
  - American Medical Response (AMR) functioned as a call center and response facility for medical response vehicles, employing 56 employees per acre.
- Employees per acre at sites and buildings comparable in size due to the subject site included 5 sites in the North Industrial area with 20.6 average employees per acre. The low-end density was 9 employees per acre; the high-end was 36 employees per acre, demonstrating a fairly wide range in the North Industrial area.
  - Two new businesses were under construction at the Thomason site at 8890 SE McLoughlin Blvd. Willamette Jet Boat proposed 11 employees per acre and D&R Masonry proposed 12 employees per acre.
- She summarized that the Applicant's proposed employment density of 14 employees per acre year-round exceeded the minimum employment density levels for regional warehousing, the M Zone, and the average employment density for the North Industrial area.
- Staff recommended approval of the application because it met the CSU criteria, including the public benefits test, and the standards and intentions of the M Zone.

**Commissioner Bresaw** expressed concern that the Code required 15% landscaping but the Applicant would only provide 10% landscaping.

- **Ms. Alligood** replied that ideally the City did want 15% landscaping, but when bringing a site into compliance, certain priorities were the focus. She understood the first priority was to get as much parking as the use would need and landscaping was a somewhat lower priority, although all requirements were a priority. At present, onsite landscaping was close to 0%, so 10% would be a big improvement.
- The minimum parking requirement was proposed for the application and they did receive points for being on the bus line, but it would be difficult to justify fewer parking spaces given the street's parking constraints.
- **Ms. Mangle** reminded that parking guidelines were not in the Code, but if the Commission felt strongly about it as a priority, it could be addressed. Staff provided their best interpretation of how to balance the needs of the site versus the needs of the environment.

**Chair Klein:**

- Asked if AMR was a conforming use in the zone. He assumed it was an existing business before the M Zone was established.
  - **Ms. Mangle** replied that she did not know AMR's permit history.
- Noted 2 of the 3 businesses provided as examples of employment density were either nonconforming or did not pay taxes: AMR might be nonconforming, and OLCC was a governmental use on a large site that used quite a bit of land in the M Zone.
- Asked for an explanation about the last paragraph of 5.1 Page 2 in the packet, which stated, "The Planning Commissioners are right to be concerned about the value of the North Industrial area as an economic engine for the City. However, staff suggests

that the economic power drives largely from the relatively high-wage jobs provided by industry rather than tax status of specific businesses."

- The comment largely supported his argument that if the area was intended for manufacturing it should not be utilized for nonconforming uses outside of manufacturing.
- **Ms. Alligood** replied that Alex Campbell, Resource and Economic Development Specialist, provided the information regarding planning densities, etc. The purpose for protecting the M Zone was because once an industrial site was developed into a non-industrial use, such as retail, it may not be developed back to an industrial use. Industrial jobs generally also pay high wages for relatively low required education levels. She understood that the economic engine stemmed from the M Zone providing high paying employment for people.
- Maintained that that fell into his argument. If the site was supposed to be used for manufacturing, why was it being used for something outside of manufacturing and reducing the number of relatively high-paying jobs for lower educated workers?

**Commissioner Batey** disagreed with what she believed was the underlying premise of the staff report, that the tax exemption issue was beyond the City's control and should be removed from the public benefit analysis. She believed that because the tax exemption question was out of the City's control, it made the zoning ordinances, and Code much more important in terms of protecting the industrial employment base.

- **Ms. Mangle** clarified that staff did not suggest that the tax exemption issue should not be considered or removed from the equation, but that the benefits outweighed the negative impacts, which was the public benefits test.

**Chair Klein** asked when the Commission should say enough is enough and draw the line regarding giving away the M Zone. The question was not necessarily to be answered with this application, but it was a policy that the Commission needed to review.

- **Ms. Mangle** responded that the question was also one of applying similar standards equally to all applicants coming before the Commission, no matter the request or applicant.

**Chair Klein** called for the Applicant's rebuttal or additional comments.

**Richard Bosh, Project Manager and Architect, Portland Parks and Recreation,** commended staff for their excellent work and professionalism and made the following comments:

- He empathized with the dilemma before the Planning Commission and believed it was worth discussing. The project was well intended, but had become a symbolic victim of the discussion and he hoped that they could get beyond that.
- The project began before he was the property manager. A building permit was applied for in late 2007 by a property manager who innocently believed they were proposing a tenant improvement project. No one ever imagined the project would become so complex.
- The project would contribute to the improvement of an unimproved part of the city.
- He reviewed the deplorable conditions of the building, adding that if he were a City Code official, he would condemn half of the building's inside.

- The project would benefit the community through a partnership between Milwaukie and Portland, as well as restore the building to marketable condition, improve the landscaping, and create a new driveway with safer access to and from the street.
  - A new fence would be installed and the Applicant strove for increasing the landscaping. While 10% landscaping was cited in the application, he believed the actual percentage was higher due to inventive work with the parking plan.
  - As one of the first facilities seen when entering Milwaukie along McLoughlin Blvd, the applicant wanted to make changes to add life and improve the aesthetic. Adding trees and a safer driveway was already a symbolic improvement.
- Parks and Recreation was a progressive agency that hired professional horticulturists, botanists, or specially-trained employees who were trained to give back to the environment. The facilities were open to all people and Parks and Recreation work was not confined to Portland and Portland's citizens. The work would also benefit the citizens of Milwaukie.

**Chair Klein:**

- Commented that as a nonresident of Portland, he paid more to use Portland Parks and Recreation facilities.
  - **Mr. Bosh** responded that fees for classes and annual passes were more for nonresidents, but day-to-day fees were the same for all.
- Asked how long Parks and Recreation envisioned remaining in the facility after renovation.
  - **Mr. Bosh** stated that the lease was up for renewal September 2010. If Parks and Recreation renewed the lease, they would be on the site until 2015 at a minimum. Whether Parks and Recreation would renew after that was conjectural.

**Commissioner Bresaw** said that Parks and Recreation provided a property tax break and improvements to the property and hoped that the owner appreciated them and would provide a lease that benefited them.

- **Mr. Bosh** responded he had learned a lot from the sessions with the Planning Commission. He did not negotiate the current lease agreement, but assuming a positive vote, a potential benefit existed to furthering the lease due to the content of the project.
- He reiterated that the progression of events was not anticipated. The site selection was purely random and the Applicant was innocent with regard to the implications of the City boundary line.

**Chair Klein** closed the public testimony portion for CSU-09-02, TPR-09-02.

**Planning Commission Discussion**

**Commissioner Bresaw** stated that although Parks and Recreation was not a tax paying entity, two overwhelming reasons for approval were that the Applicant did practical good for maintenance of parks, trails, and natural areas and would improve the property itself by adding landscaping and replacing the fence.

**Chair Klein** agreed, stating the location was perfect for Parks and Recreation, their work was admirable and provided many benefits to Milwaukie. However, the location was in Milwaukie's M Zone and it was a nonconforming use. He was undecided.

**Commissioner Batey** stated that based on the supplemental information provided by staff, she would vote to approve the application, although it was a close call. She saw benefits of improving the site, but noted that the Thomason site was an example where the property finally reached a price that was cheap enough for someone to buy and fix up. She was not convinced the improvements should be heavily weighted in the public benefits test.

- She did not find Mr. Campbell's memorandum helpful because it did not provide analysis, numbers, or statistical basis for his conclusion. She particularly objected to his final sentence, "I believe the key question is whether the activity at hand is appropriately sited in an industrial area" because that was not the question.
- Ultimately the application did meet the public benefits test because Parks and Recreation served Milwaukie residents and did meet the employment density guidelines.
- If any other Portland department wanted to have a warehousing operation in Milwaukie, the Director's interpretation was in place regarding the word "goods" and would hopefully keep them from buying property that would be exempt from property taxes.

**Commissioner Bresaw moved to approve CSU-09-02 and TPR-09-02, establishing a CSU on the site at 8545 SE McLoughlin Blvd. Commissioner Wilson seconded the motion, which passed 3 to 1 with Chair Klein opposing.**

**Chair Klein** read the rules of appeal into the record.

## **6.0 Worksession Items**

- 6.1 Summary: Smart Development Code Assessment project briefing part II  
Staff Person: Katie Mangle/Susan Shanks

**Ms. Mangle** presented the staff report via PowerPoint, noting staff sought feedback about the land use review criteria and procedures, Manufacturing Zone, commercial design standards, and Downtown Zone standards, if time allowed.

- She introduced Mary Dorman, Project Consultant with Angelo Planning Group, and Rachel Ferdaszewski from Department of Land Conservation and Development (DLCD) who were available for questions.

Key discussion points included:

- Specific instances such as variances and Community Service Uses (CSU) allowed for debate and flexibility. Many things were decided at the staff level that should be allowed debate and the opportunity for variances and flexibility on a site-by-site basis. At present, administrative variances are decided by staff and minor quasijudicial variances came to the Planning Commission. The same criteria applied to both administrative and minor quasijudicial variances.
- The goal was to produce a new, progressive Municipal Code that was able to address issues instead of merely fixing the existing Code, which required constant tweaking and adjusting. Every city had code maintenance, but the majority of Milwaukie's Code was written in the 1960s and reflected a different era. Milwaukie was changing as a community and dealing with very modern development, transportation, and economic development issues. The City deserved a better Code that accomplished more and protected the City's interests. The Code should also encourage people to do the right things.
  - A complete rewrite of the Code was not possible due to budget and staff

- constraints, but larger areas could be tackled. Incremental Code changes based on anticipating problems were difficult because it was hard to anticipate everything. Staff was trying to keep the whole Code in mind and how things related to each other. The table included in the packet outlined the whole Code, delineating the relationship between development and land use standards (6.1 page 9, Attachment 2).
- The State had a nationally recognized Model Smart Development Code for small cities that could be utilized and localized for Milwaukie where appropriate. It could not be adopted wholesale because residential standards would have to be very localized, but the Model Code was helpful with other procedures.
  - Unless it affected citizens directly, most would not be concerned that the Code had substantive changes. The goal was to have a Code that was better and easier for people to utilize when needed.
  - A copy of the Model Code was available online and would also be provided to the Commissioners. If the Commission decided to utilize the Model Code, discussions and decisions would certainly be needed before approval.

**Susan Shanks, Senior Planner**, reviewed the challenges with the City's industrial and commercial zones via PowerPoint. She responded to questions as follows:

- The Business Industrial (BI) and Manufacturing (M) Zones were separate zones because the M Zone was an older industrial zone according to old school land use planning. The BI Zone was more new school in terms of allowing for more mix of uses.
  - It may be logical that a use such as the Portland Parks and Recreation maintenance building would fit in a manufacturing zone, but it did not fit in Milwaukie's M Zone, so it fell under a CSU.
- The City had very strong Comprehensive Plan policies regarding the M Zone, making clear the big picture policies for the zone. However, when the Code was applied, it became unclear. Some issues in the Code may not be ready for change until the Comprehensive Plan policy is changed, but for the most part, the Code was what required updating.

**Chair Klein** noted manufacturing zones were basically for warehousing and typically on the outskirts areas, close to transportation for large trucks. Milwaukie's M Zone was established when Milwaukie and Portland were separated. Since then, the value of the land had increased and the area could be better utilized as BI. Residential areas were close to the east and west, and the transportation corridor went through the M Zone. The warehouses needed to be in a less populated area, and the property owners did not want more people in the area when light rail came through.

- In 20 to 40 years, he would like to see something like Kruse Way in Lake Oswego there because an office complex would make sense. Access was available through Southgate Park & Ride, and transportation on Tacoma St and Johnson Creek Blvd. The existing Code would not allow a business complex. He did not want to merely fix the M Zone; he wanted it to be something different.
  - **Ms. Shanks** responded that idea was actually a bigger question of updating the uses allowed in the M Zone and was different than that being pursued in the Smart Code Assessment Project. The old school M Zone was an interesting vestige of an older era that was still functioning to some degree.
  - It might be worth including Alex Campbell, Resource and Economic Development Specialist, in the discussion because he could offer more analysis regarding the

types of existing businesses and transportation access needed. The area still had railroad spurs off the railroad tracks that were used. Occupancy in the area was at 97%, which was higher than most believed.

- **Ms. Mangle** added most people did not realize the level of investment in the M Zone. Precision Castparts Corporation was expanding with a \$70 million interior equipment upgrade that was not visible on the exterior. Chair Klein's comments were very fair, but the type of Code change he wanted regarded more long-range planning.

**Commissioner Bresaw** asked if the BI Zone was alright as it was. Bob's Red Mill seemed to work well, but had a big store.

- **Ms. Shanks** replied it was actually a component of their industrial use, which did allow showrooms or retail outlets as part of an industrial use. The BI Zone allowed that element as well. BI was a newer part of the Code, with design standards and more nuances about the types of uses allowed and how they relate to each other.

Discussion continued regarding the challenges of the industrial and commercial zones as follows:

- With multi-tenant sites, it was difficult to monitor and enforce performance standards, such as 25% of the project being an industrial use and 10 employees per acre, especially over time when tenants changed and no building permit was required. If a business lost a major client and had to lay off employees, it did not make sense to have to leave the area because of zoning standards.
- An ongoing Planning Department discussion was the scale of uses. Sometimes it was not that the wrong use that was listed for a zone, but that it could only serve at a certain scale. Grocery stores and gyms were considered high impact commercial uses in the Milwaukie Code, but not all were the same scale. For example, a small grocery store or Curves in a retail storefront was not high impact.
  - Problems existed with the City's Commercial Zones because certain suitable uses were not allowed, while the reverse was true for the M Zone where it was difficult to keep inappropriate uses out.
- To update the Code and reflect the new types of businesses, the options were to make a better laundry list, to change from a list of allowed to a list of prohibited uses in particular zones, or group things together and talk more generally about the scale of impacts.
- Because Milwaukie would probably not expand a great distance, it might serve the City better to name specific neighborhoods/boundaries and designate the types of businesses appropriate or inappropriate instead of zoning designations such as General Commercial (C-G), Neighborhood Commercial (C-N), Limited Commercial (C-L), etc.
- Johnson Creek Rentals and the nearby small shopping center were not actually located in the city. Generally, commercial pockets throughout the City were reflected on the displayed zoning map. Commercial uses in some corridors, like along Harrison St, were nonconforming or conditional uses, and consisted mostly of offices and commercial uses in a predominantly residential zone and were not reflected on the zoning map. The little corner market on Monroe St and 50<sup>th</sup> Ave was in a C-N Zone.
- Milwaukie had 4 commercial zones, but not a lot of commercially-zoned land existed in the city. Perhaps a separate Community Shopping Commercial (C-CS) Zone was not actually needed. The Comprehensive Plan mapped the C-CS Zone as

Commercial, but not as a separate land use. Perhaps the Commercial Zones could be streamlined.

- The zoning map was very complicated and should be made easier to understand.

**Commissioner Batey** said she did not anticipate any constituency opposed to making the Code more flexible [and eliminating the C-CS Zone], which should be made a first priority. However the North Industrial area was more complicated and businesses there should be engaged in the discussion.

- **Ms. Shanks** responded that the list of changes was growing. When Angelo Planning Group began working on the project, their memo focused on 4 areas of the Code and Commercial zoning was not included. The funder approved a broader action plan that identified priorities and would be the end of the first phase. Funding might not be available for everything on the action plan, but at least everything could be on the list, allowing discussion of identified problem areas.
- She added that no design standards existed for the commercial zones, except for one phrase in the C-CS Zone.

**Chair Klein** believed the Design and Landmarks Committee (DLC) should be given authority for Design Review over any business uses located in a residential area.

- 42<sup>nd</sup> Ave and King Rd served many people in the City, but had an awful looking car lot on the corner. The 7-Eleven and Papa Murphy's were acceptable uses in the area, but the designs could be improved. 42<sup>nd</sup> Ave and King Rd could be a great pedestrian neighborhood. Areas that serve greater Milwaukie should have the same kind of planning attention as that spent downtown.

**Ms. Shanks** continued the PowerPoint discussion, discussing examples of commercial buildings shown with acceptable and unacceptable designs. Key discussion points and observations were made by staff and Commissioners as follows:

- There was a lot of architectural variety among smaller businesses, the merit of which could be discussed. However, any commercial district sites that were redeveloped might not be subject to any design standards unless located directly across the street from a residential zone.
- There was a difference between Design Standards and planned community uniformity. For example, Orange County, CA, standards required a monotony that was not desirable in Milwaukie. The diversity of Milwaukie's designs was refreshing and the Code should prevent monotonous uniformity.
- Parking lot standards had improved over time and now included landscaping.
- The Gramor development was in an area zoned R1 and R2, which was anticipated to be rezoned commercial. Gramor built the building knowing that it would be their next development and then did the opposite of what they said.
- With the coming of light rail, there would likely be a move to redevelop some existing areas. The density and use of the area should be increased near the park & ride at Tacoma St and McLoughlin Blvd to complement light rail. The existing industrial and manufacturing uses were relatively low density and use because the area was basically used for storage.

**Ms. Mangle** continued the PowerPoint discussion by reviewing key issues regarding the downtown zones. She replied to questions from the Commission as follows:

- The crosshatched sections shown on the west side of McLoughlin Blvd were part of the Downtown Office (DO) and Downtown Commercial (DC) zones. The sewage

treatment plant was zoned DO.

- The downtown area was segregated with a very prescriptive, deliberate plan that allows specific uses only in certain places. The Downtown Plan was generally good, but more flexibility was needed so when buildings were built, spaces would accommodate retail when the market was ready.
  - Providing more flexibility in the Downtown Plan would not be as arduous as other Code amendments discussed. The Code just needed to be refined to accommodate needed changes.
- The South Downtown Concept Plan area may trigger separate Code changes. Once the community decided what it wanted to do with the DO Zone area, the Code could be tailored to better support that area.

**Chair Klein:**

- Said he was undecided about restricting the downtown area to retail only or allowing businesses to locate in some of the vacant buildings. It would be good to have activity stimulate the area, but once a business was in a building, they were in. Portland Parks and Recreation and OLCC would never leave their buildings.
  - **Ms. Mangle** responded that was why the Code was written as it was. Good reasons existed for the decisions made 10 years ago, specifically to set the standard high and get what the City wanted. However, when talking to other consultants, the point was that increasing the rents would bring in more multi-story buildings. However, Milwaukie's Downtown was still a long way from having a multi-story development. Light Rail, Riverfront Park, more activity, and new entrepreneurs would all be required to increase the market overall. Milwaukie was not presently allowing that activity and energy to develop.
- Noted individual old homes on Hawthorne Blvd, Woodstock Blvd, and N Mississippi Ave in Portland, for example, were being purchased and converted to business use because they were more affordable than Milwaukie's existing large buildings. Ed Parecki spent \$750,000 to buy his building, but small entrepreneurs could not start with a large building.
  - **Ms. Mangle** agreed, noting that the issue was not just about tweaking the Code. Anything done regarding the Downtown area had to consider the economy, South Downtown, the potential of urban renewal, etc.
- Added that changing the Downtown Plan would prompt involvement from its creators.
  - **Ms. Mangle** questioned whether people who spoke passionately about the Downtown Plan vision understood some of the Code language. The urban design framework of the Downtown and Riverfront Plan was very strong, but she believed everyone looked at the images of strong retail rather than reading the Code in detail. Tweaking the Code to allow more flexibility could be done without upsetting the vision, and in fact, staff believed the tweaking needed to be done to strengthen and achieve the vision.
  - The Code was only one piece of the puzzle. Other tools and programs were available to provide flexibility.
  - If creating some flexibility for something other than retail was desired, perhaps one or two parcels could be done as a test rather than a wholesale revamping of downtown. The question was how to choose the parcels. If the Commission decided to move forward, then the options, tools, and process would be considered.

**Commissioner Batey** asked if building owners were turning down retail uses because they could charge higher rents for office uses.

**Chair Klein** pointed out that the market in the Portland Metro area was a glut of retail space. A report out today indicated that Portland was number 5 for small businesses going bankrupt.

**Ms. Mangle** concluded the PowerPoint discussion by reviewing the next steps for the Smart Development Code Assessment project. She asked the Commission how the DLC could be involved.

- She proposed having the DLC help with preparing Code amendments for the Residential Design Standards project. It was difficult for staff to keep the City Council, Planning Commission, and DLC briefed simultaneously. It would be easier to give work to DLC so she did not have to update them at the same level. Coordination and feedback would be very important, but it should be all Planning Commission or else some should be given to the DLC.
- She clarified the DLC would help in preparing the Code amendments to be determined in terms of the review process, which was challenging and needed to be streamlined.
- DLC had a little more time and could give more attention to details. A joint Planning Commission/DLC meeting could be held every 3 or 6 months to be sure they were not too far off.

**Ms. Shanks** explained that staff would work with the DLC on developing Code amendments that would be brought to the Commission with an overview and the DLC's final recommendation.

The Commissioners agreed it was a good idea to involve the DLC.

## **7.0 Planning Department Other Business/Updates**

### **7.1 Design and Landmarks Committee (DLC) work program**

**Ms. Mangle** reviewed the work program and requested feedback from the Commission. As mentioned, the DLC could participate in the residential and commercial design standards, and perhaps take more of a lead role in the Code amendment project.

- Chair Becky Ives volunteered to lead the Main Street Program Design Committee and 3 of the DLC members had attended the Main Street Program meeting.

**8.0 Planning Commission Discussion Items** – This is an opportunity for comment or discussion for items not on the agenda.

**Commissioner Batey** asked if a new restaurant was going in at the North Main Village and if the other Thai restaurant changed ownership since the signs had changed.

- **Ms. Shanks** responded that the building permit had come in or was approved, so it was a real project.
- **Ms. Mangle** added that the owners hoped to open within the next month. She did not know any details about the Thai restaurant.

**Chair Klein** stated that over 300 people attended the Lewelling Neighborhood District Association's concert in the park. Free concerts would also be held on August 12 and 19, starting at 7:00 pm.

**9.0 Forecast for Future Meetings:**

- August 25, 2009:
1. Public Hearing: A-09-01 5885 SE Harmony Rd Office
  2. Worksession: Parking Code amendments
  3. Worksession: Smart Development Code Assessment  
Action Plan draft

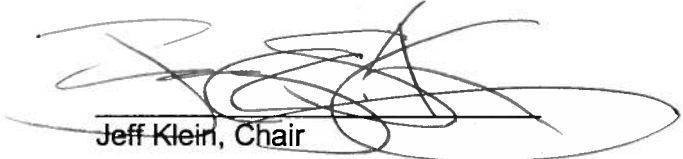
**Ms. Mangle** reviewed the upcoming meeting agenda, noting that the hearing regarded an annexation and zone change for an office conversion of the little house located between the Panattoni site and the Harmony Park Apartments. The solutions to the access issues were set up with Panattoni and this project would finish the deal.

- A full Parking Code amendment draft would be provided at the next meeting and a brief overview provided.

Meeting adjourned at approximately 8:30 p.m.

Respectfully submitted,

Paula Pinyerd, ABC Transcription Services, Inc. for  
Alicia Stoutenburg, Administrative Specialist II



Jeff Klein, Chair