

M E M O R A N D U M

DATE: September 3, 2014

TO: Michael Drollinger, Planning Commission Chair
Members of Renton Planning Commission

FROM: Angie Mathias, Senior Planner

SUBJECT: Interim Zoning - Comprehensive Plan Land Use Element

ISSUE

Should the City adopt interim zoning while engaging in the process of updating the Land Use element; which includes analysis, evaluation, and consideration of a different land use scheme and possible changes to zoning in some areas?

RECOMMENDATION

Adopt interim zoning controls for areas where changes in zoning are being considered and the City anticipates that it is likely there will be a significant increase in new development occurring or becoming vested.

BACKGROUND SUMMARY

As part of the mandatory update to the Comprehensive Plan and the Land Use element in particular, the City is beginning the process of analysis and consideration of many changes, including:

- Consolidation of the land use designations
- Consolidation of zoning classifications
- Rezoning of some properties to reflect:
 - existing conditions
 - critical areas constraints
 - opportunity sites
- Creation of a new Residential Six Dwelling Units per Acre (R-6) zone

All of these items will be fully analyzed and presented to the Commission for review and consideration. As demonstrated in previous issue papers, and in particular the white paper drafted by Berk and Associates, some analysis has been done. However, in many instances

further analysis is needed and the items have not been fully considered by the Planning Commission.

In anticipation of work on possible changes in zoning in some areas, staff recommends the City adopt interim zoning. "Interim zoning is temporary zoning that is in place while a local government makes revisions to existing zoning, creates and adopts zoning, or addresses some other local policy issue. It helps to preserve the status quo or at least to limit the extent of change that can occur from the zoning activities (definitions.uslegal.com)". Washington State law enables cities to exercise this type of zoning on a limited basis, either 6 months or 1 year.

Areas Recommended for Interim Zoning

There are three areas staff is recommending be included in the interim zoning: the South Renton neighborhood, a group of parcels located south of Southeast Carr Road and east of Talbot Road South that total approximately 53-acres in size, and parcels zoned with Residential Eight Dwelling Units per Acre (R-8) zoning.

South Renton Neighborhood

The South Renton neighborhood is an area that was identified in the City Center Community Plan as an area where the zoning should be evaluated and alternate zoning should be considered. Staff has met with area residents and property owners to gauge continued interest in the possibility and the extent of such a consideration. Those meetings also helped to identify the area that is included in the interim zoning boundary for the neighborhood, as shown in Attachment A. The objectives of the neighborhood are to ensure that the existing single family housing stock is preserved, as well as that the scale of new development is not out of reasonable proportion with single family housing. For example, a 50 or 60 foot tall building next door to a 20 or 30 foot structure. There are three zones within the boundary identified for consideration of different zoning. Those three zones, their maximum density, and the maximum height are as follows:

- Residential Multi-Family Traditional (RMT): 35 du/acre and 35 feet
- Residential Multi-Family Urban (RMU): 75 du/acre and 50 feet, can bonus to 100 du/acre
- Center Downtown (CD): 100 du/acre and 95 feet

Given the varied heights and the extent to which those allowable heights are out of character with allowable height for single family housing, which is 30 feet, staff recommends that with the interim zoning ordinance setting the maximum height for the area at 30 feet.

53 Acres near Southeast Carr Road and Talbot Road South

There are extensive critical areas. There is network of steep slopes and streams located south of Southeast Carr Road and east of Talbot Road South that extend towards the south. The existing zoning for some areas reflects these critical areas, but in others the zoning does not. There is a group of parcels owned by Washington State Department of Transportation that measures approximately 53-acres that contains a significant portion of these critical areas. This property was recently made available for auction and is being marketed as land that has significant capacity for development, when in actuality the critical areas limit the potential for development in this area. Staff is concerned that the property may be purchased by an individual or group who believes that there is development potential on the site that does not actually exist. As shown in Attachment B, the majority of the area is appropriately zoned with Residential One Dwelling Unit per Acre (R-1) or Residential Four Dwelling Units per Acre (R-4). However, there is approximately 13-acres located at the western portion of the properties that is zoned Residential Ten Dwelling Units per Acre (R-10). Staff recommends zoning the area R-4 as part of the interim zoning.

Parcels Zoned Residential Eight Dwelling Units per Acre (R-8)

As identified in the draft "Renton Comprehensive Land Use Plan Land Use Suitability: Renton Land Use & Zoning" white paper prepared by Berk and Associates, May 5, 2014, there are many areas of the City that are zoned Residential Eight Dwelling Units per Acre (R-8) where the achieved densities are six dwelling units per acre or lower. In these areas when new development occurs it is often out of character with the existing development. For example, the R-8 zone allows a minimum lot size of 4,500 square feet and in many of these areas the existing development pattern is with lot sizes 7,000 square feet and greater. This can be challenging for existing residents to accept and understand.

This pattern of development where the properties are zoned R-8, but the existing density is 6 dwelling units per acre or lower, exists in areas located throughout the City and the amount of area covered with this type of pattern is fairly extensive. As indicated on the B set of maps of the white paper, there are areas identified in the Benson, Highlands, Talbot, Cedar River, Kenneydale, and West Hill community planning areas. Many of these areas are experiencing a rapid rate of change with a significant amount of new development occurring or being vested. Additionally, since the boundaries of such areas have not been defined (the identification of boundaries is a process that will occur with the update of the Land Use Element), adopting interim zoning for all properties zoned R-8 is the means most likely to ensure the City has adequate time to identify the boundaries of areas that will be proposed to be re-zoned as Residential Six Dwelling Units per Acre (R-6).

Currently, the City does not have a Residential Six Dwelling Units per Acre (R-6) zone, but intends to do so as part of the Land Use Element update. While the City considers what areas should be re-zoned with this new R-6 zone, staff recommends adopting development standards equivalent to an R-6 zone and requiring them for all parcels zoned R-8. The proposed interim zoning development standards are as follows:

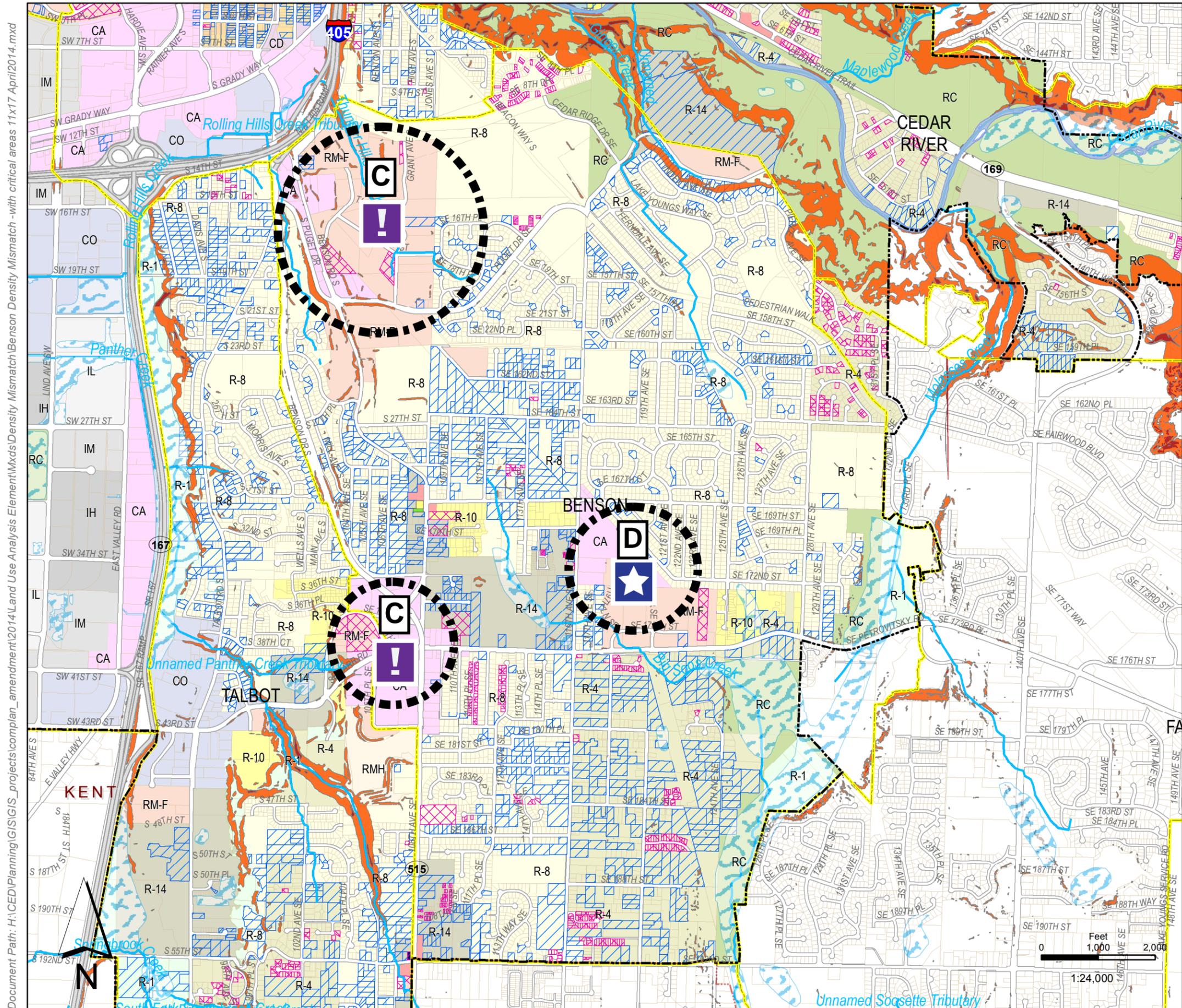
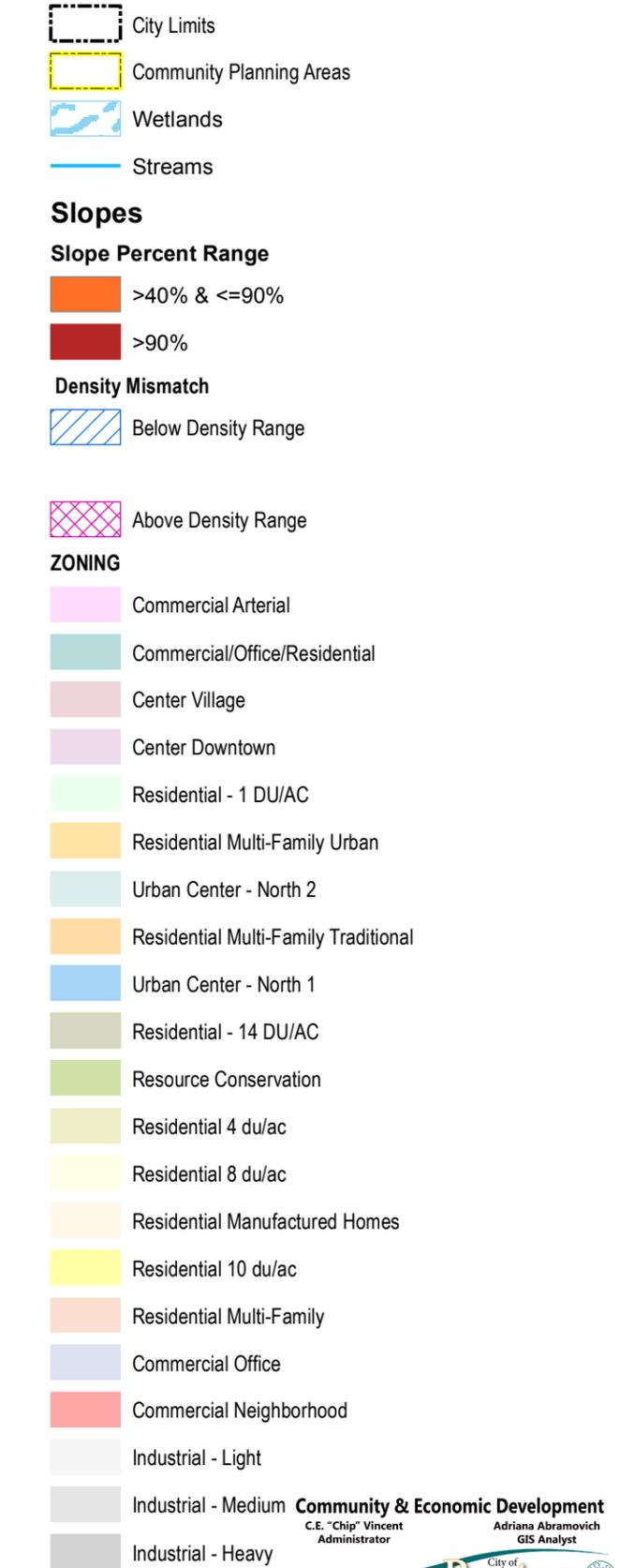
Minimum Lot Area	7,000 sq. ft.
Minimum Lot Width	60 ft.
Minimum Lot Width (corner lots)	70 ft.
Minimum Lot Depth	90 ft.
Front Setback	25 ft.
Rear Setback	25 ft.
Side Setback	7.5 ft.
Side Setback (along a Street)	25 ft.
Maximum Height	30 ft.
Maximum Building Coverage (including Primary and Accessory)	40%
Maximum Impervious Surface Area	55%

CONCLUSION

State law allows for the adoption of interim zoning so that jurisdictions can take adequate time to evaluate and consider changes to zoning without new development occurring or vesting to the standards of the existing zoning. In the absence of interim zoning, there is a likelihood that such development would become vested or occur while the City engages in the deliberative process of analyzing, evaluating, and considering amendments to the zoning. If that occurs in areas that are then subsequently rezoned, that new development will be out of character with the new zoning and thereby perpetuates the issues that raised the question of alternate zoning. For example, without interim zoning in the South Renton neighborhood, there could be projects at a density of 100 dwelling units per acre and 50 feet in height vested in a neighborhood of predominately single family homes and small scale multi-family (duplexes, triplexes, and four-plexes). This would be out of character with the existing development pattern that a rezone is seeking to help preserve. In order for the City to effectively ensure the quality of life of residents of South Renton neighborhood, residents in proximity to the 53 Acres near Southeast Carr Road and Talbot Road South, and residents in areas with parcels zoned R-8, adoption of interim zoning is appropriate.

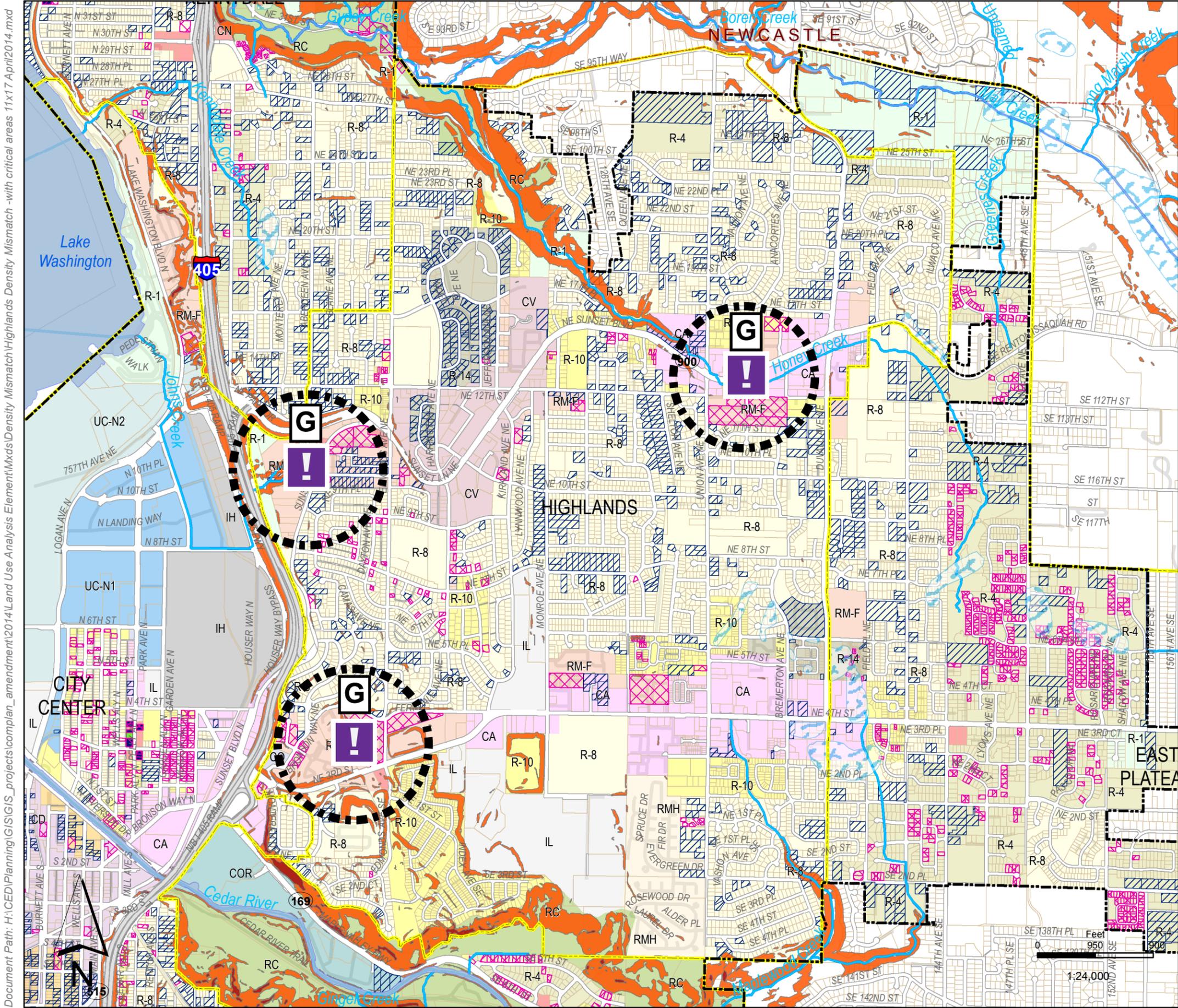
Figure A-1

Comprehensive Plan Amendment-Land Analysis
Highlands Planning Area - Density Mismatch



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Figure A-2



Comprehensive Plan Amendment-Land Analysis
Highlands Planning Area - Density Mismatch

- City Limits
- Community Planning Areas
- Wetlands
- Streams

Slopes

- Slope Percent Range**
- >40% & <=90%
- >90%

Density Mismatch

- Below Density Range
- Above Density Range

ZONING

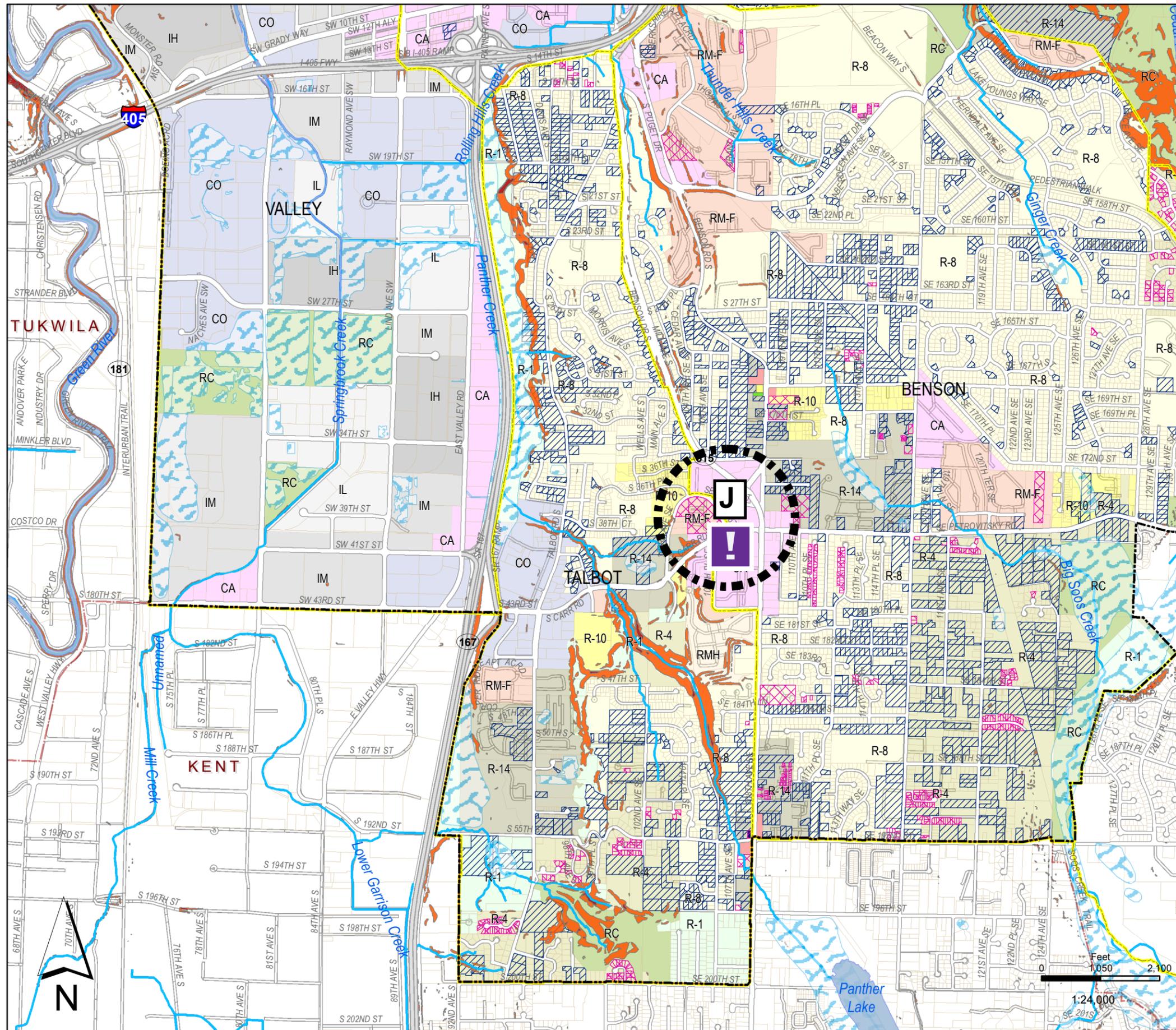
- Commercial Arterial
- Commercial/Office/Residential
- Center Village
- Center Downtown
- Residential - 1 DU/AC
- Residential Multi-Family Urban
- Urban Center - North 2
- Residential Multi-Family Traditional
- Urban Center - North 1
- Residential - 14 DU/AC
- Resource Conservation
- Residential 4 du/ac
- Residential 8 du/ac
- Residential Manufactured Homes
- Residential 10 du/ac
- Residential Multi-Family
- Commercial Office
- Commercial Neighborhood
- Industrial - Light
- Industrial - Medium
- Industrial - Heavy

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Figure A-3

Comprehensive Plan Amendment-Land Analysis
Talbot Planning Area - Density Mismatch



City Limits
City Limits

Community Planning Areas
Community Planning Areas

Wetlands
Wetlands

Streams
Streams

Slopes
Slope Percent Range

- >40% & <=90%
- >90%

Density Mismatch

- Below Density Range
- Above Density Range

ZONING

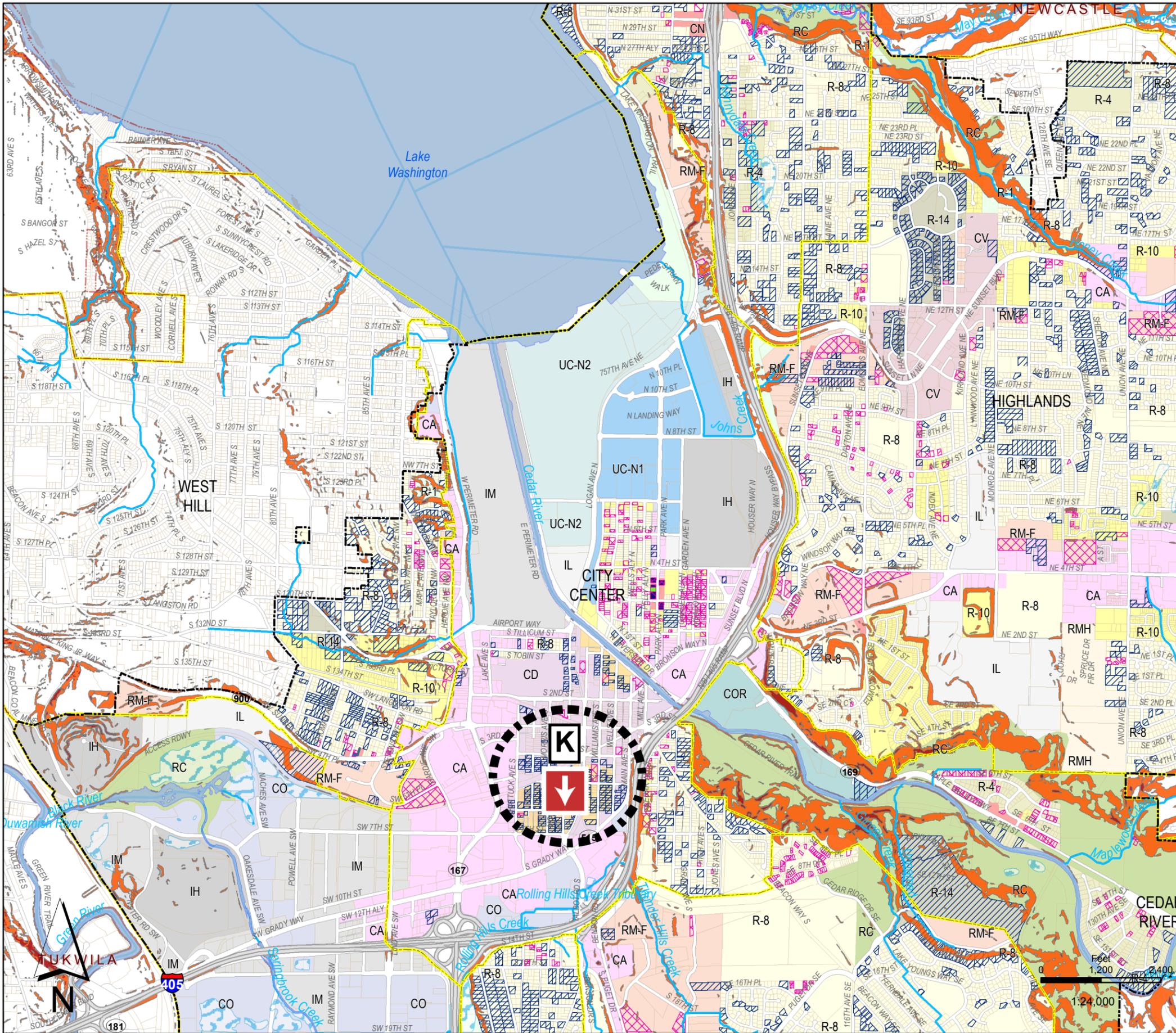
- Commercial Arterial
- Commercial/Office/Residential
- Center Village
- Center Downtown
- Residential - 1 DU/AC
- Residential Multi-Family Urban
- Urban Center - North 2
- Residential Multi-Family Traditional
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Figure A-4

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Comprehensive Plan Amendment-Land Analysis
City Center Planning Area - Density Mismatch

- City Limits
- Community Planning Areas
- Wetlands
- Streams

Slopes

Slope Percent Range

- >40% & <=90%
- >90%

Density Mismatch

- Below Density Range
- Above Density Range

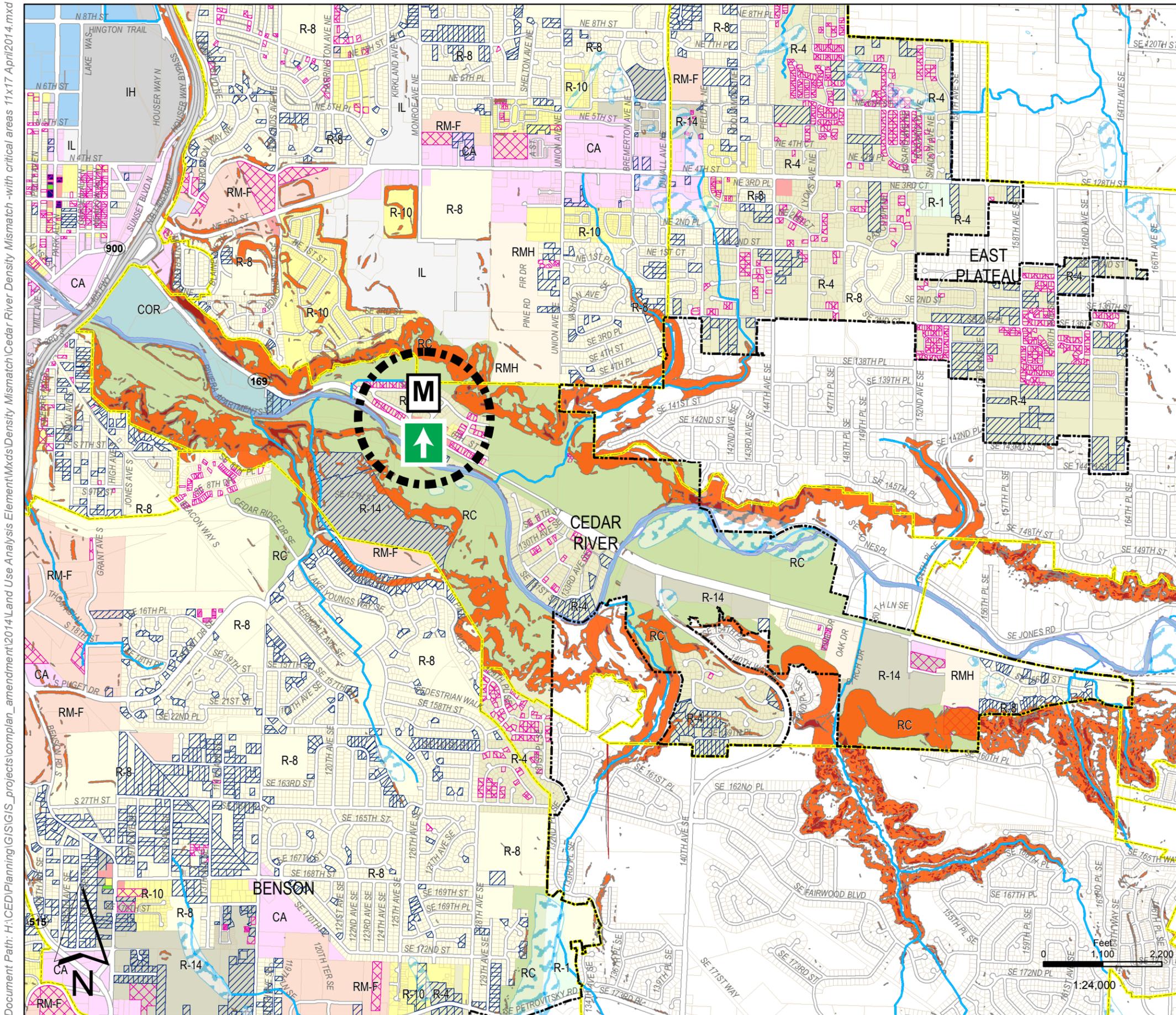
ZONING

- Commercial Arterial
- Commercial/Office/Residential
- Center Village
- Center Downtown
- Residential - 1 DU/AC
- Residential Multi-Family Urban
- Urban Center - North 2
- Residential Multi-Family Traditional
- Urban Center - North 1
- Residential - 14 DU/AC
- Resource Conservation
- Residential 4 du/ac
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- Residential 10 du/ac
- Residential Manufactured Homes
- Residential Multi-Family
- Commercial Office
- Commercial Neighborhood
- Industrial - Light
- Industrial - Medium
- Industrial - Heavy

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Figure A-5

Comprehensive Plan Amendment-Land Analysis
Cedar River Planning Area - Density Mismatch



City Limits
City Limits

Community Planning Areas
Community Planning Areas

Wetlands
Wetlands

Streams
Streams

Slopes
Slope Percent Range

- >40% & <=90%
- >90%

Density Mismatch

- Below Density Range
- Above Density Range

ZONING

- Commercial Arterial
- Commercial/Office/Residential
- Center Village
- Center Downtown
- Residential - 1 DU/AC
- Residential Multi-Family Urban
- Urban Center - North 2
- Residential Multi-Family Traditional
- Urban Center - North 1
- Residential - 14 DU/AC
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- Residential 10 du/ac
- Residential Multi-Family
- Commercial Office
- Commercial Neighborhood
- Industrial - Light
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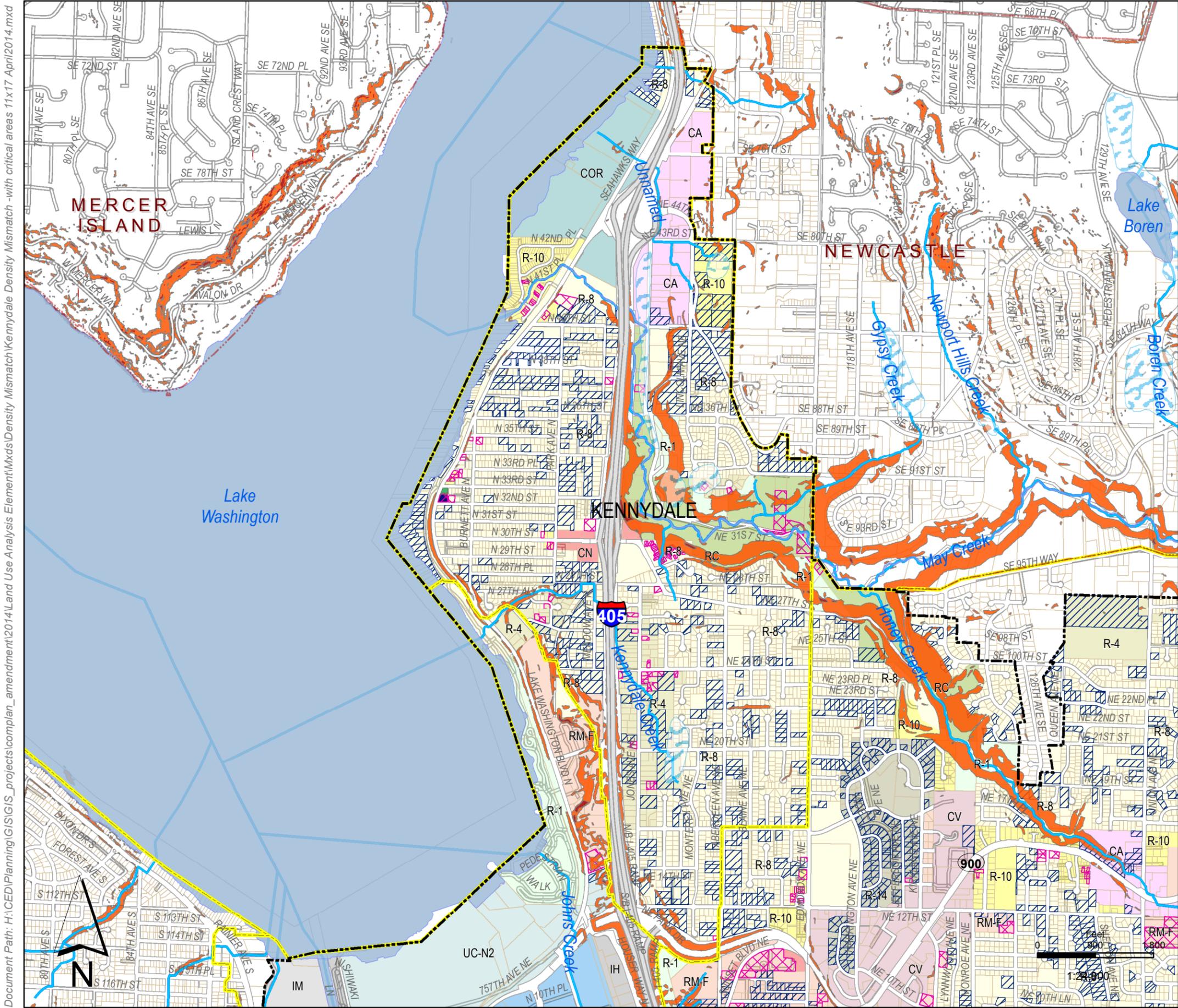
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Figure A-6

Comprehensive Plan Amendment-Land Analysis
Kennydale Planning Area - Density Mismatch



- City Limits
- Community Planning Areas
- Wetlands
- Streams
- Slopes**
- Slope Percent Range**
- >40% & <=90%
- >90%
- Density Mismatch**
- Below Density Range
- Above Density Range
- ZONING**
- Commercial Arterial
- Commercial/Office/Residential
- Center Village
- Center Downtown
- Residential - 1 DU/AC
- Residential Multi-Family Urban
- Urban Center - North 2
- Residential Multi-Family Traditional
- Urban Center - North 1
- Residential - 14 DU/AC
- Resource Conservation
- Residential 4 du/ac
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- Residential Manufactured Homes
- Residential 10 du/ac
- Residential Multi-Family
- Commercial Office
- Commercial Neighborhood
- Industrial - Light
- Industrial - Medium
- Industrial - Heavy

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Figure A-7

Comprehensive Plan Amendment-Land Analysis
Valley Planning Area - Density Mismatch

- City Limits
- Community Planning Areas
- Wetlands
- Streams

Slopes

Slope Percent Range

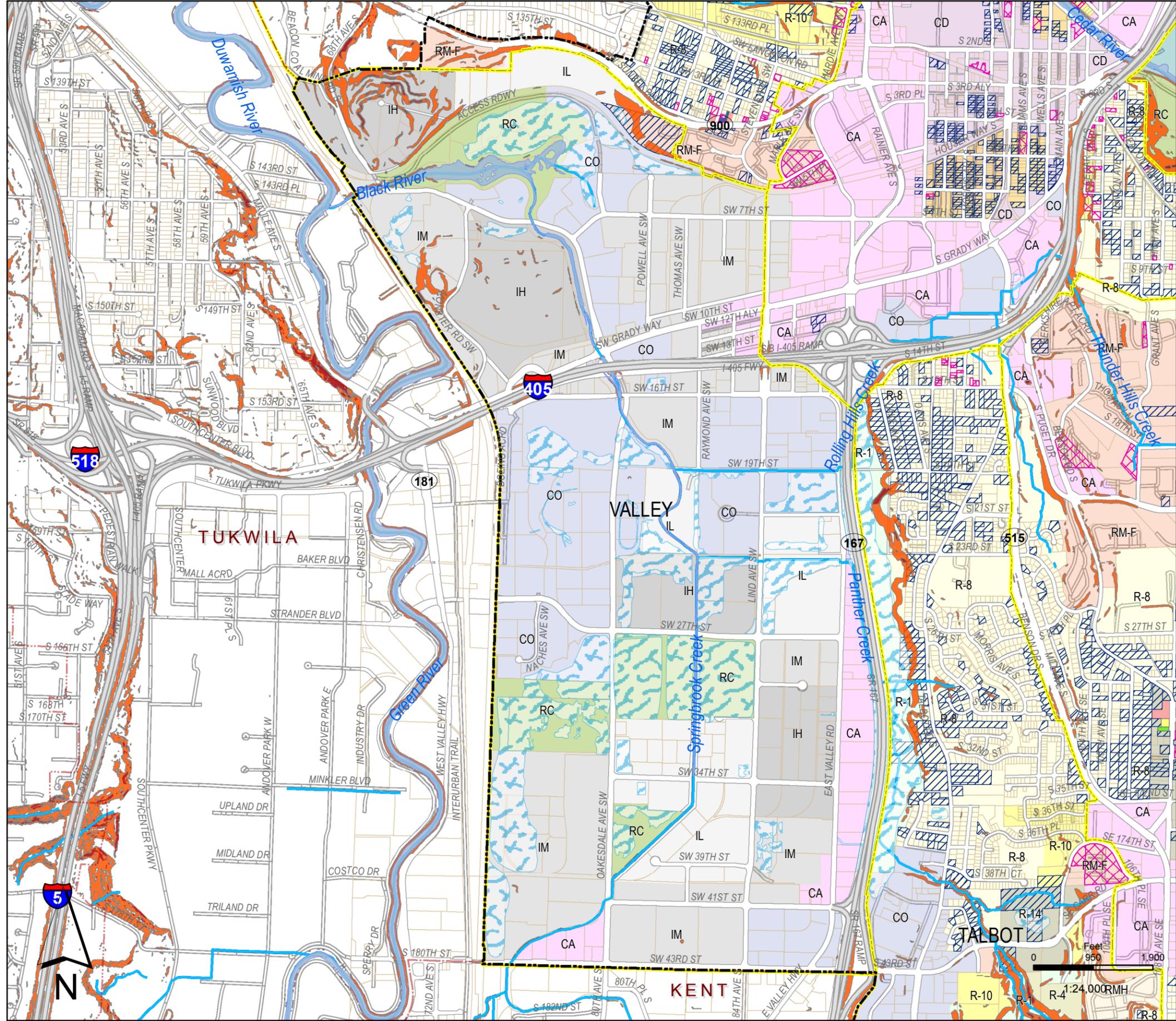
- >40% & <=90%
- >90%

Density Mismatch

- Below Density Range
- Above Density Range

ZONING

- Commercial Arterial
- Commercial/Office/Residential
- Center Village
- Center Downtown
- Residential - 1 DU/AC
- Residential Multi-Family Urban
- Urban Center - North 2
- Residential Multi-Family Traditional
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- Resource Conservation
- Residential 4 du/ac
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- Residential Multi-Family
- Commercial Office
- Commercial Neighborhood
- Industrial - Light
- Industrial - Medium
- Industrial - Heavy



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Figure A-8

Comprehensive Plan Amendment-Land Analysis
West Hill Planning Area - Density Mismatch

- City Limits
- Community Planning Areas
- Wetlands
- Streams

Slopes

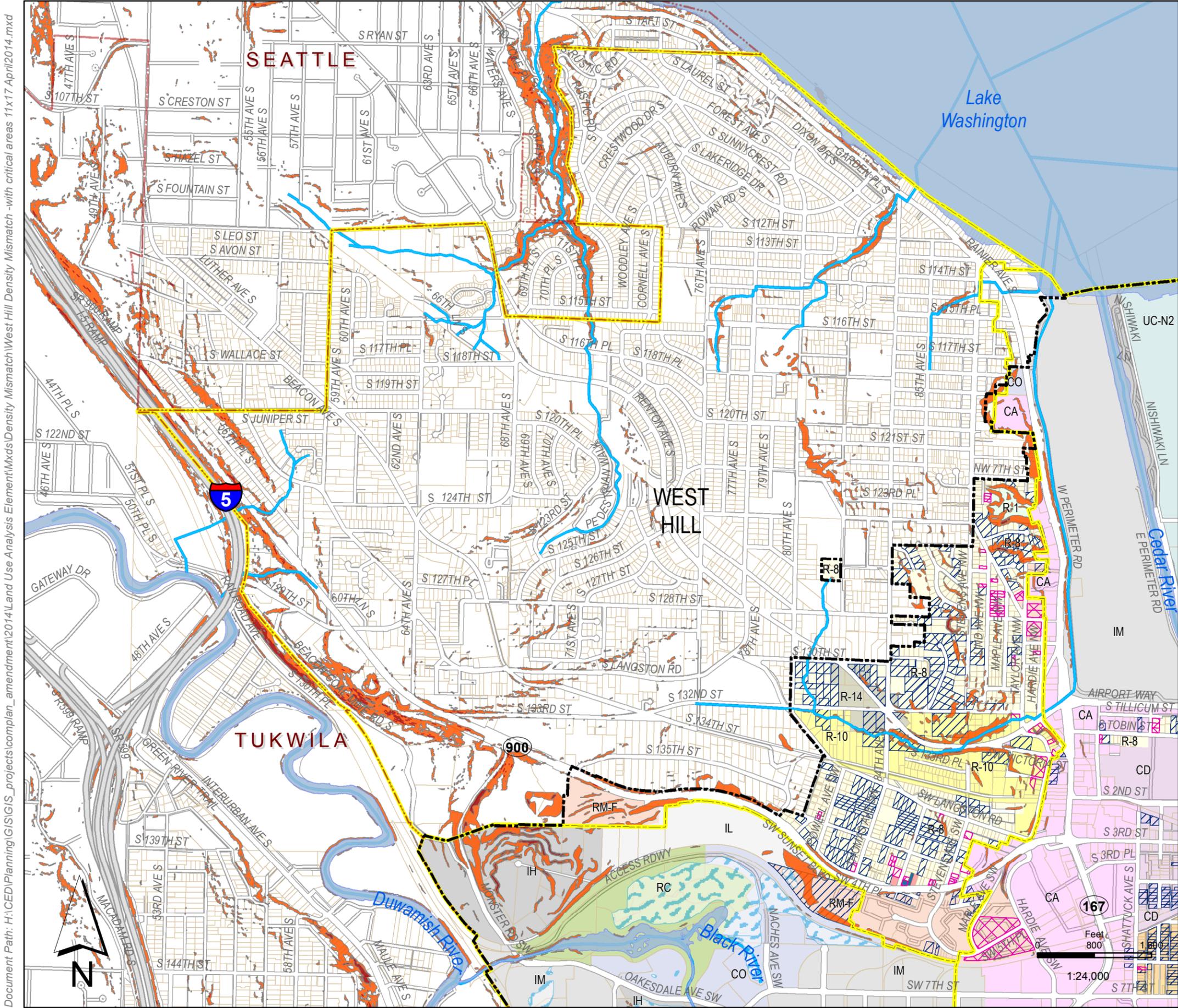
- Slope Percent Range
- >40% & <=90%
 - >90%

Density Mismatch

- Below Density Range
- Above Density Range

ZONING

- Commercial Arterial
- Commercial/Office/Residential
- Center Village
- Center Downtown
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- Residential Multi-Family Traditional
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- Residential 10 du/ac
- Residential Multi-Family
- Commercial Office
- Commercial Neighborhood
- Industrial - Light
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- Industrial - Heavy



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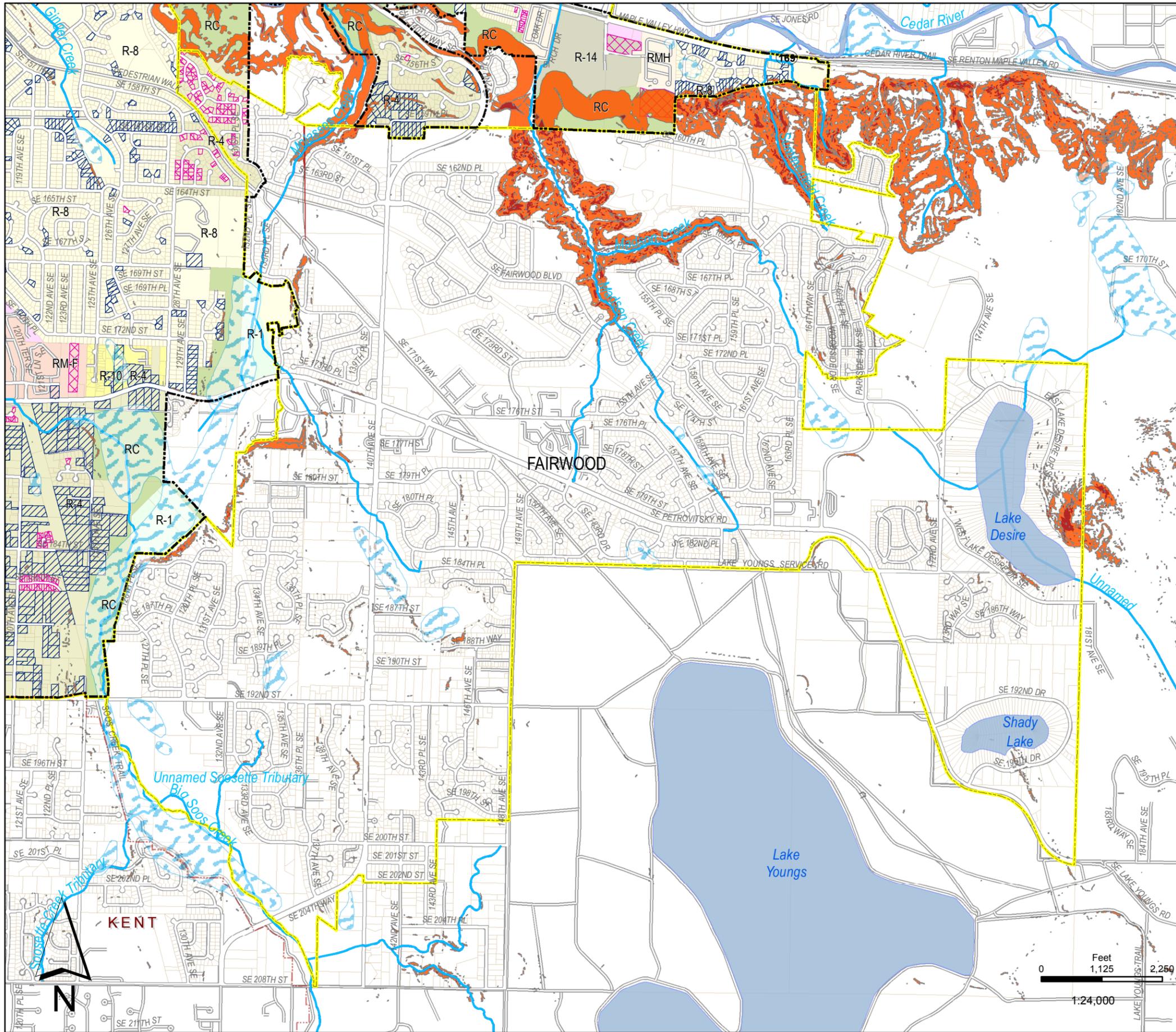
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Figure A-9

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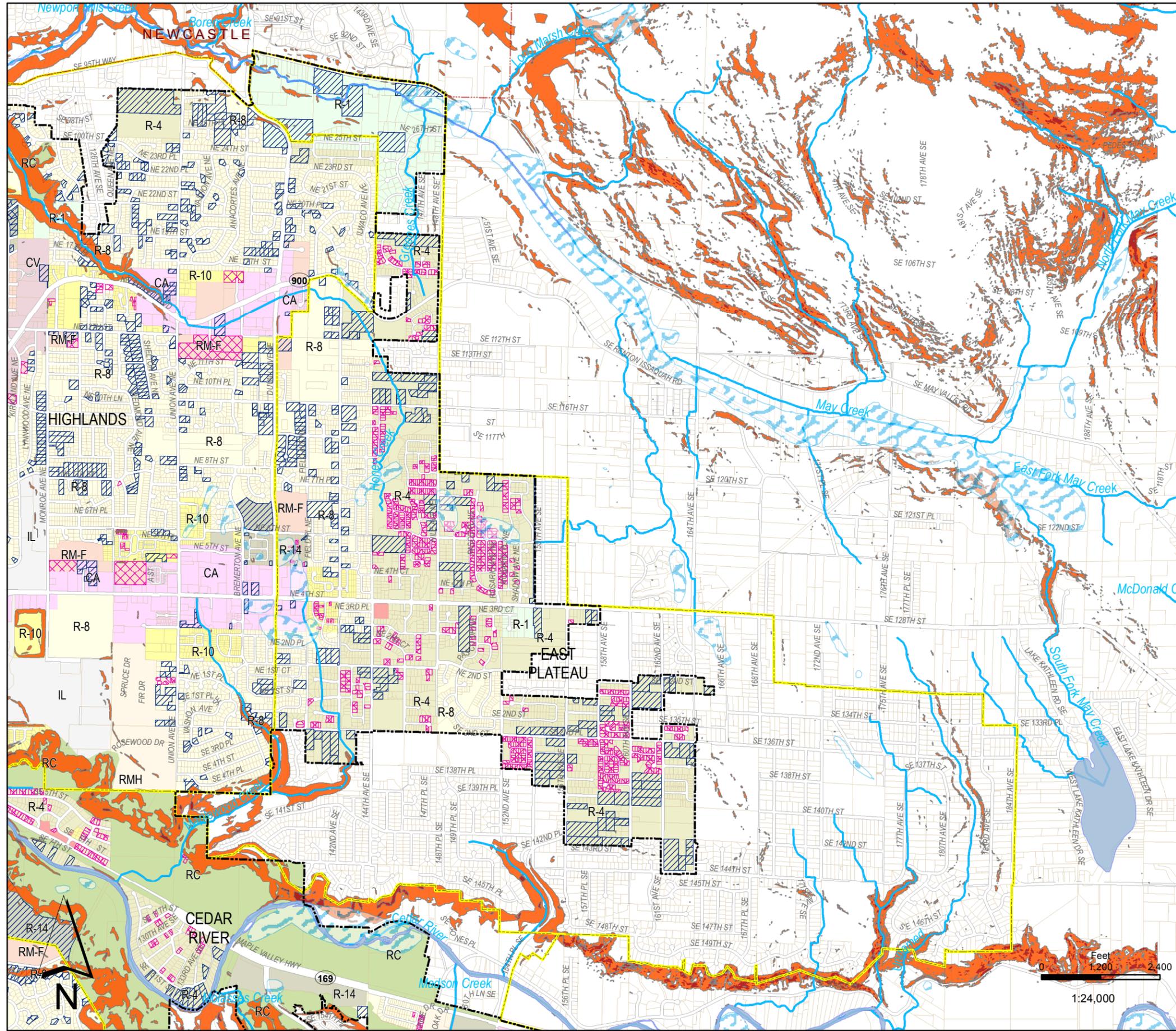
Comprehensive Plan Amendment-Land Analysis
Fairwood Planning Area - Density Mismatch

- City Limits
- Community Planning Areas
- Wetlands
- Streams
- Slopes**
- Slope Percent Range**
- >40% & <=90%
- >90%
- Density Mismatch**
- Below Density Range
- Above Density Range
- ZONING**
- Commercial Arterial
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- Commercial Office
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- Industrial - Light
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Figure A-10

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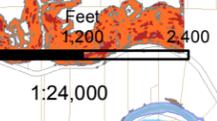
Comprehensive Plan Amendment-Land Analysis East Plateau Planning Area - Density Mismatch

- City Limits
- Community Planning Areas
- Wetlands
- Streams

- Slopes**
- Slope Percent Range**
- >40% & <=90%
 - >90%

- Density Mismatch**
- Below Density Range
 - Above Density Range

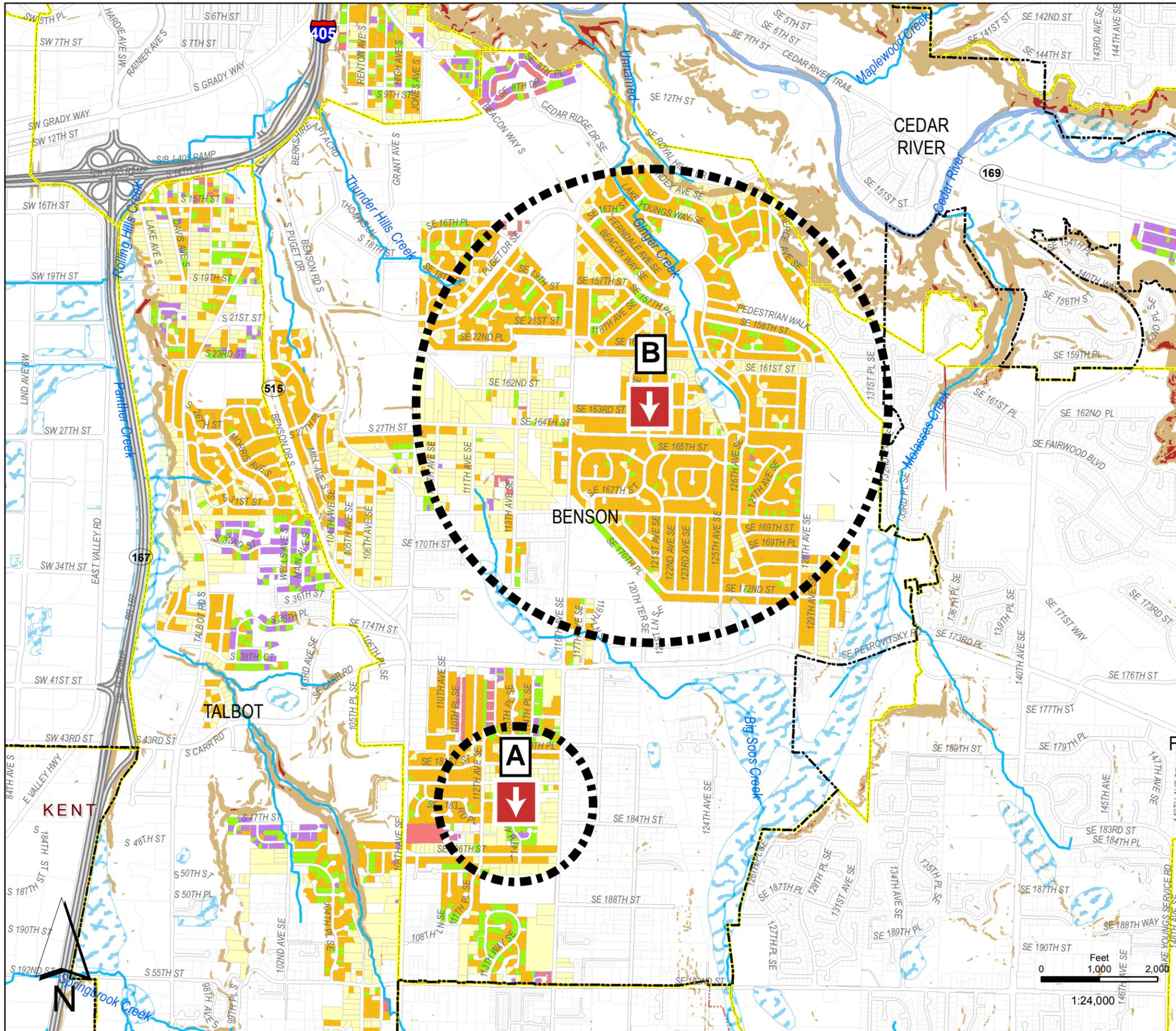
- ZONING**
- Commercial Arterial
 - Commercial/Office/Residential
 - Center Village
 - Center Downtown
 - Residential - 1 DU/AC
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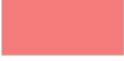
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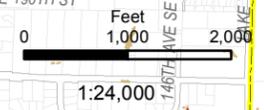
Comprehensive Plan Amendment-Land Analysis
Benson - R-8 Zone Density & Critical Areas

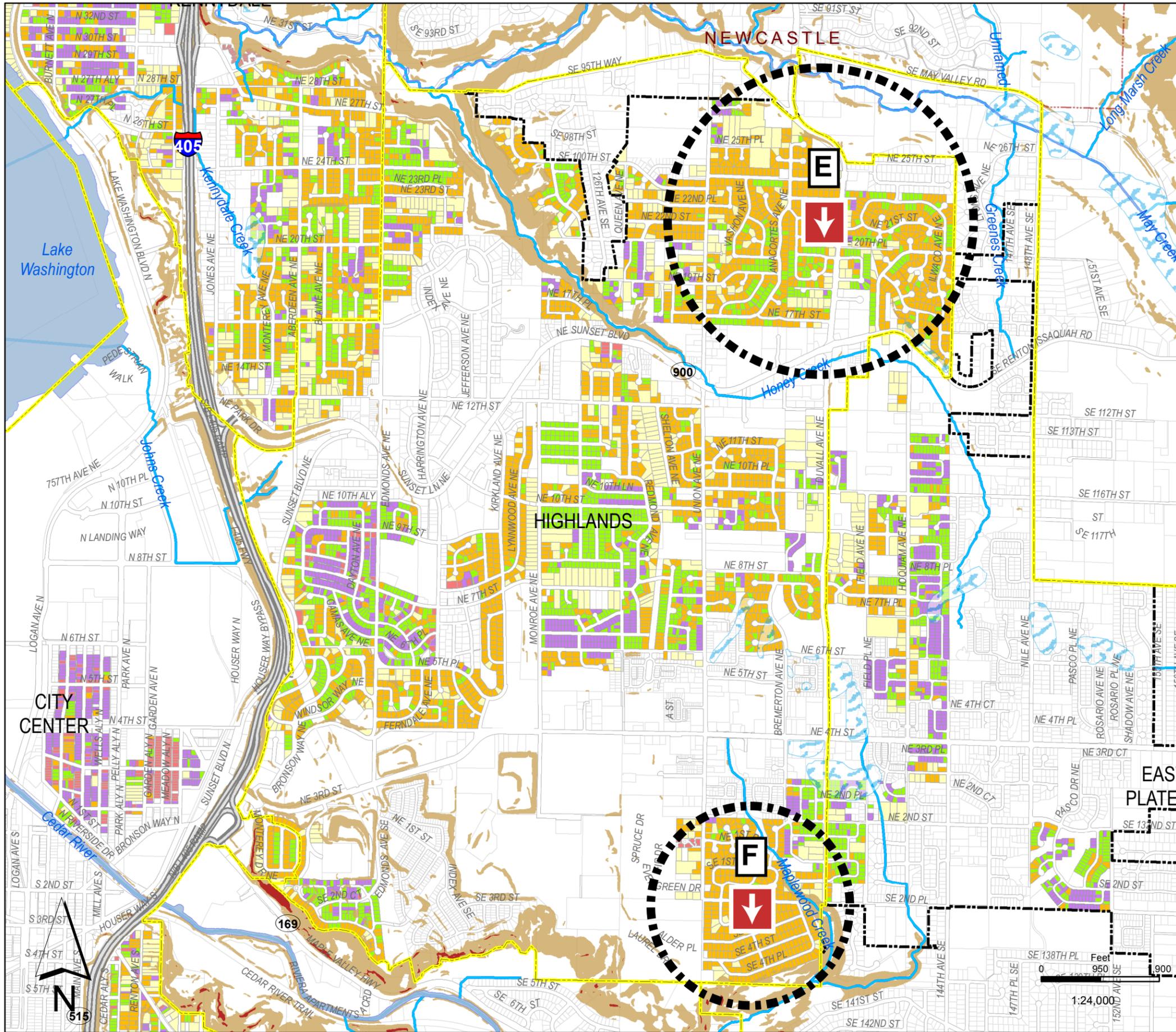
Figure B-1

-  City Limits
-  Community Planning Areas
-  Wetlands
-  Streams
- Slopes**
-  >40% & <=90%
-  >90%
- Density R8 Parcels**
-  0.11 - 3.99
-  4.00 - 5.99
-  6.00 - 7.99
-  8.00 - 9.99
-  10.00 - 48.97

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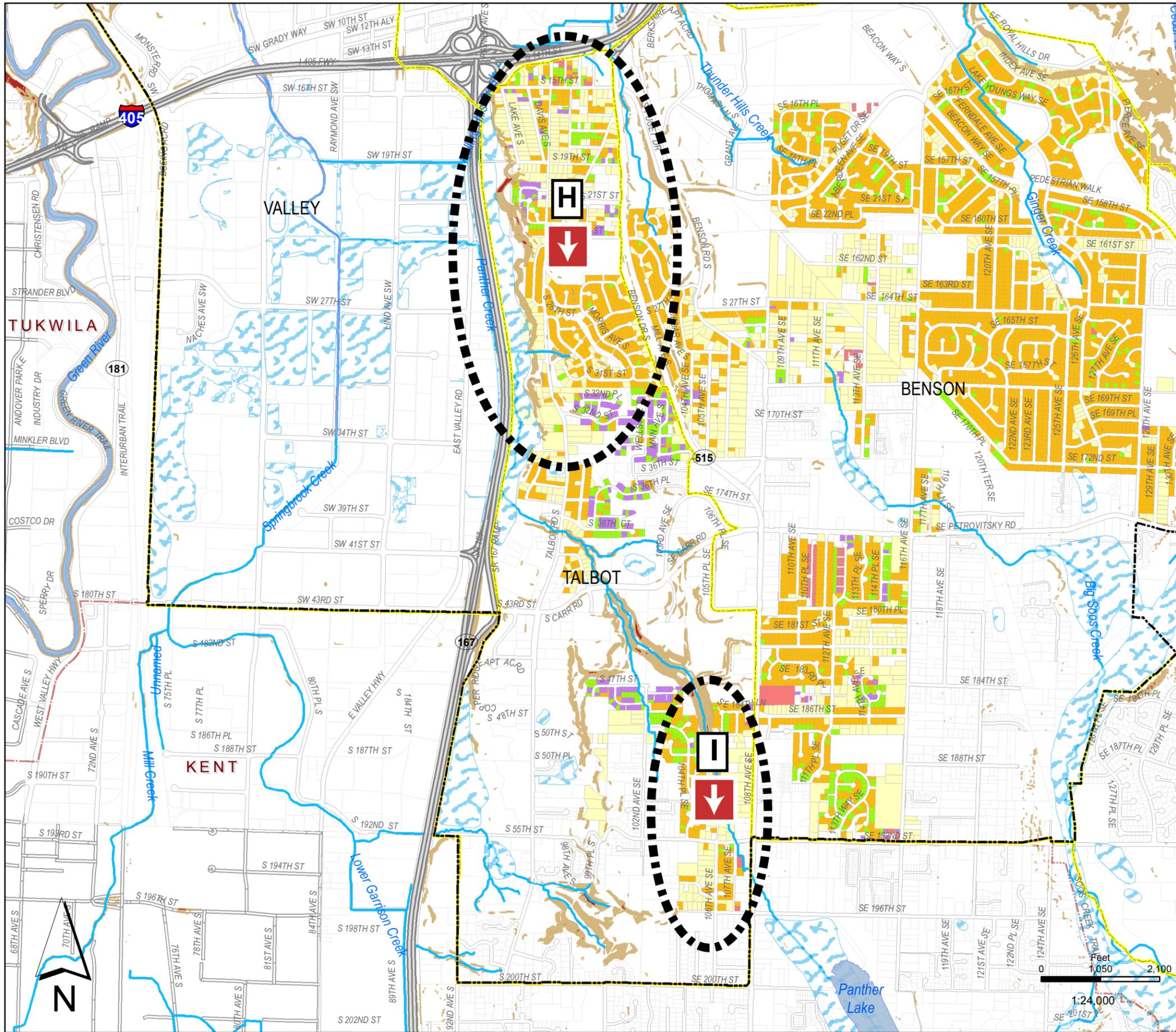
Comprehensive Plan Amendment-Land Analysis
 Highlands - R-8 Zone Density & Critical Areas
 Figure B-2

-  Community Planning Areas
-  City Limits
-  Wetlands
-  Streams
- Slopes**
-  >40% & <=90%
-  >90%
- Density R8 Parcels**
-  0.11 - 3.99
-  4.00 - 5.99
-  6.00 - 7.99
-  8.00 - 9.99
-  10.00 - 48.97

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Comprehensive Plan Amendment-Land Analysis Talbot - R-8 Zone Density & Critical Areas

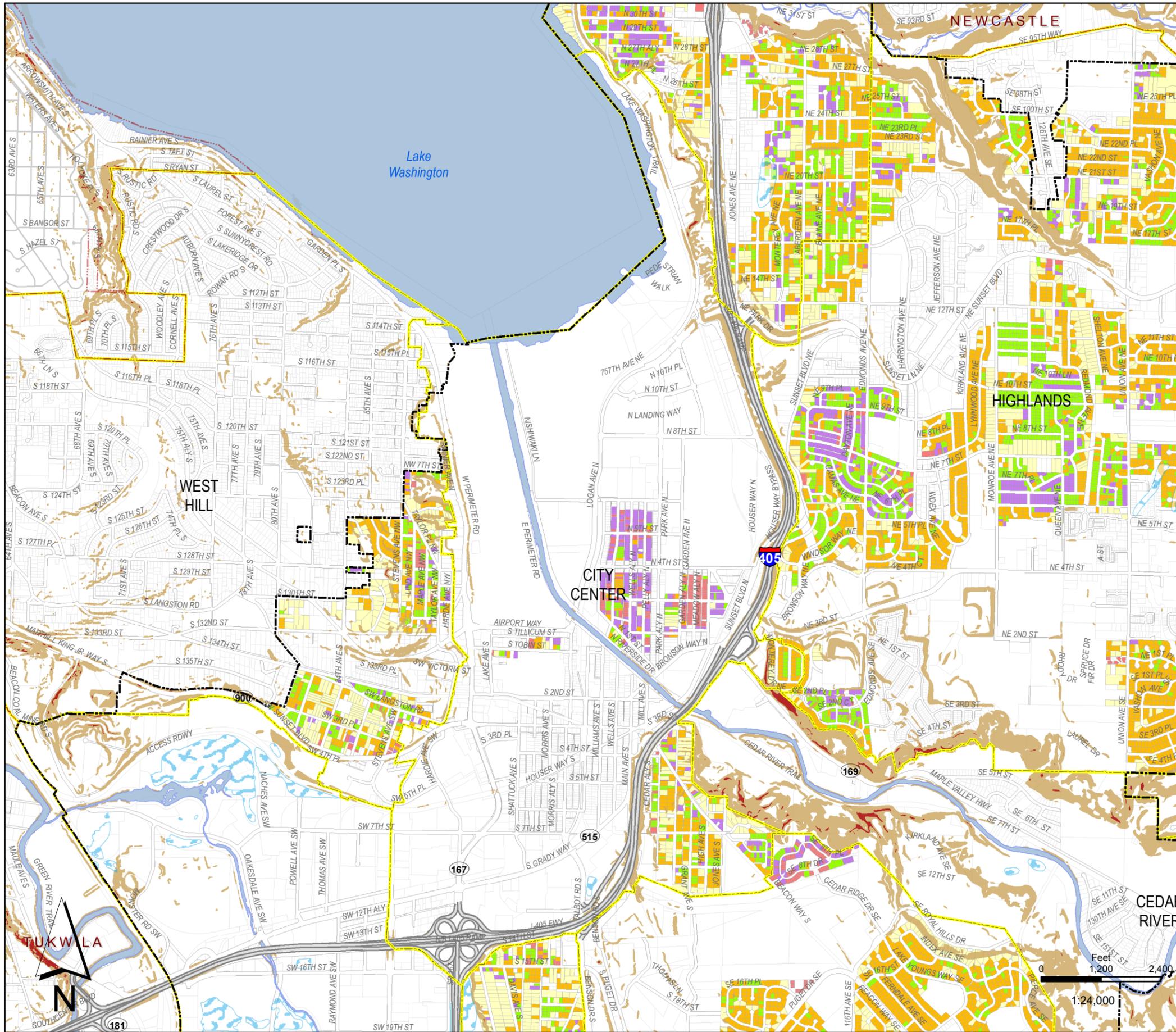
Figure B-3

- City Limits
- Community Planning Areas
- Wetlands
- Streams
- Slopes**
 - >40% & <=90%
 - >90%
- Density R8 Parcels**
 - 0.11 - 3.99
 - 4.00 - 5.99
 - 6.00 - 7.99
 - 8.00 - 9.99
 - 10.00 - 48.97

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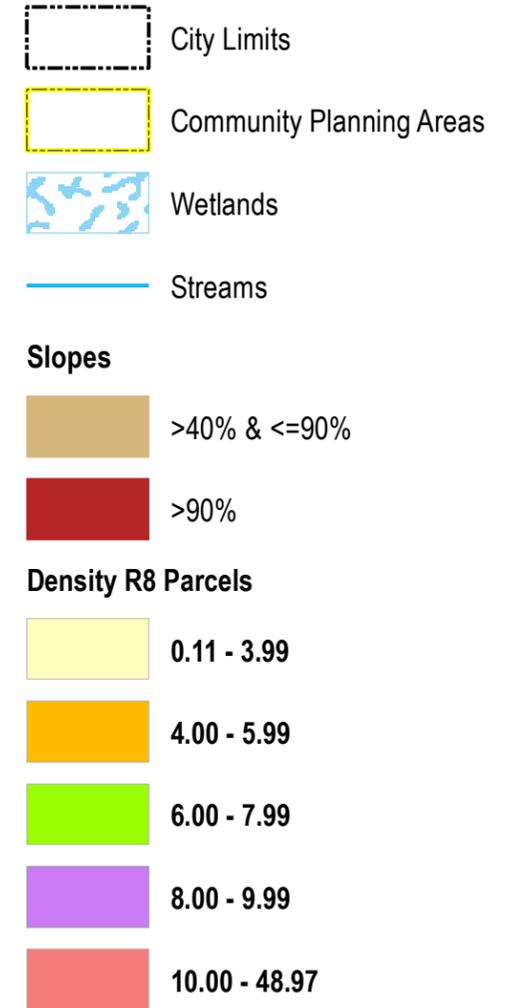
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Comprehensive Plan Amendment-Land Analysis City Center - R-8 Zone Density & Critical Areas

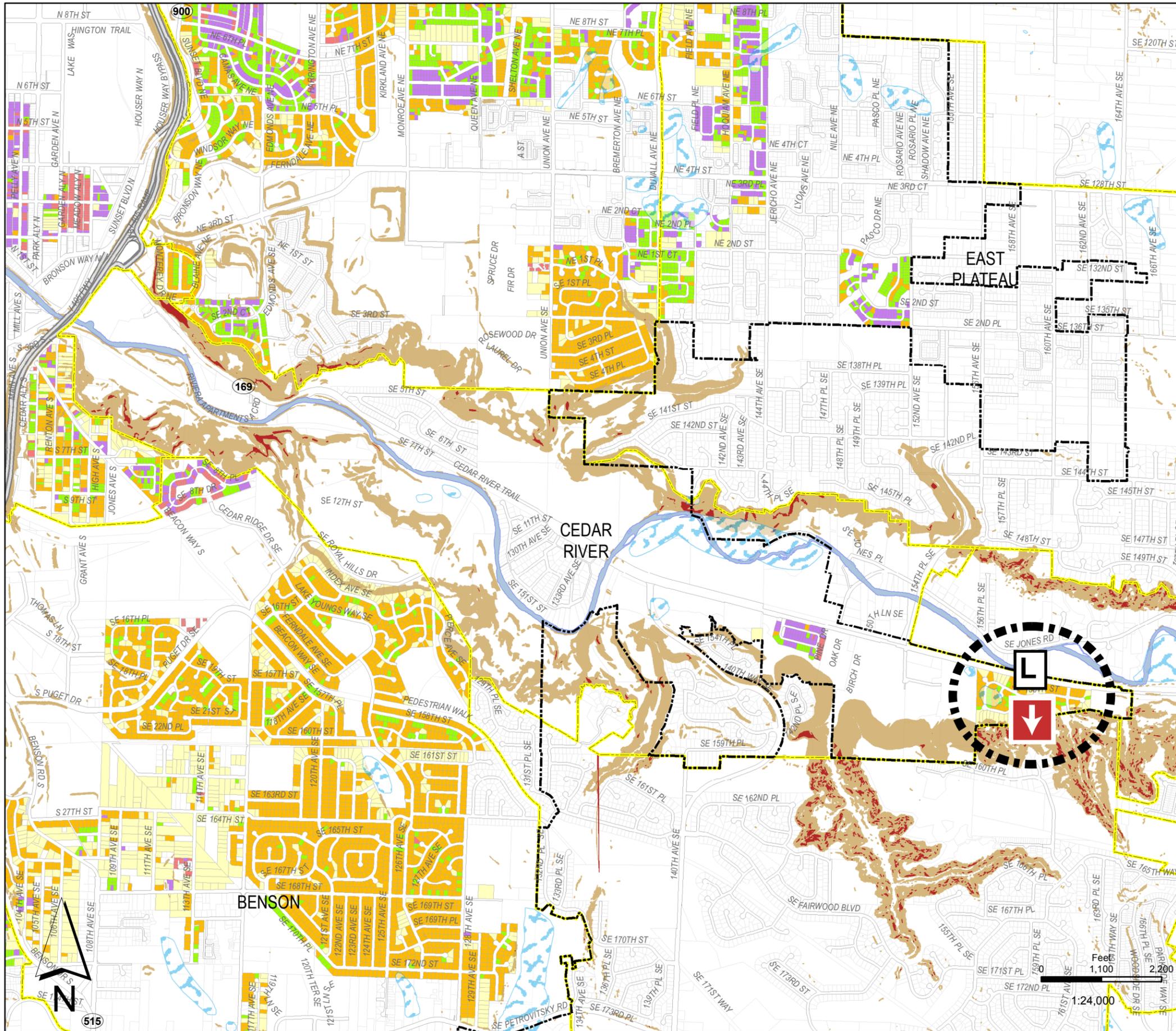
Figure B-4



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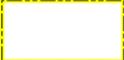
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Comprehensive Plan Amendment-Land Analysis Cedar River - Zone Density Mismatch & Critical Areas

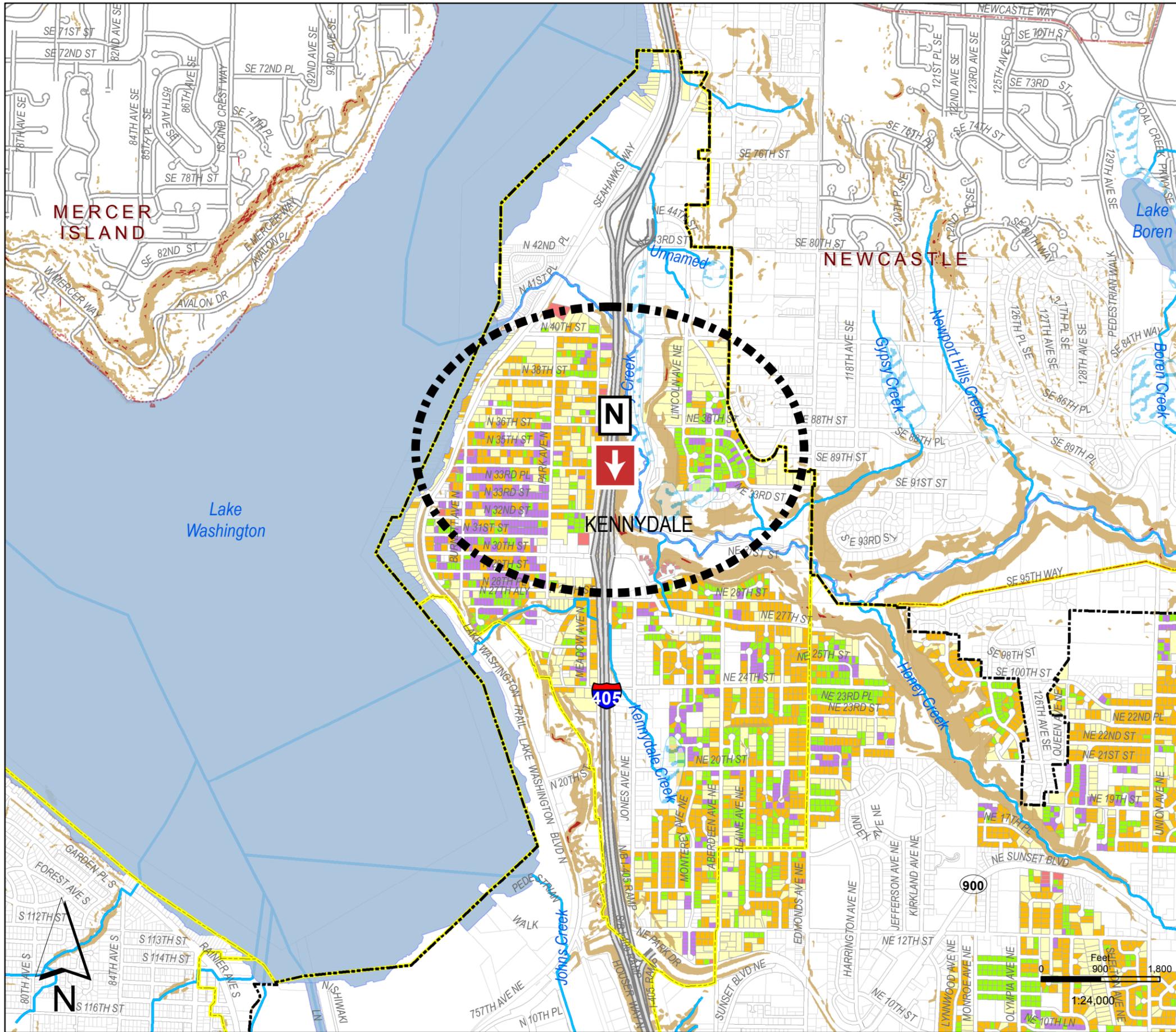
Figure B-5

-  City Limits
-  Community Planning Areas
-  Wetlands
-  Streams
- Slopes**
 -  >40% & <=90%
 -  >90%
- Density R8 Parcels**
 -  0.11 - 3.99
 -  4.00 - 5.99
 -  6.00 - 7.99
 -  8.00 - 9.99
 -  10.00 - 48.97

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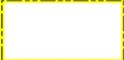
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Comprehensive Plan Amendment-Land Analysis Kennydale - R-8 Zone Density & Critical Areas

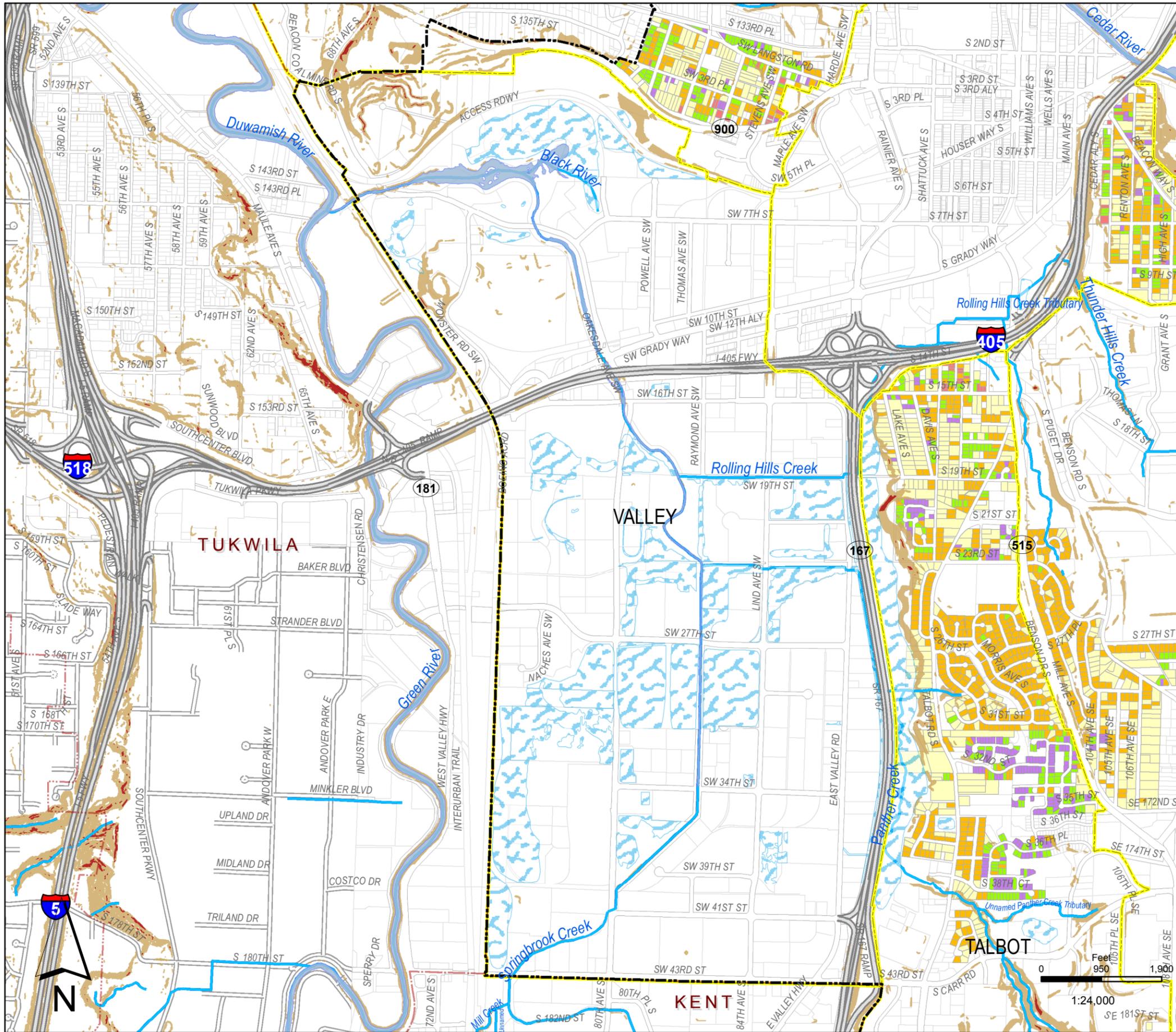
Figure B-6

-  City Limits
-  Community Planning Areas
-  Wetlands
-  Streams
- Slopes**
 -  >40% & <=90%
 -  >90%
- Density R8 Parcels**
 -  0.11 - 3.99
 -  4.00 - 5.99
 -  6.00 - 7.99
 -  8.00 - 9.99
 -  10.00 - 48.97

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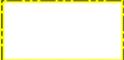
Adriana Abramovich
GIS Analyst





Comprehensive Plan Amendment-Land Analysis Valley - R-8 Zone Density & Critical Areas

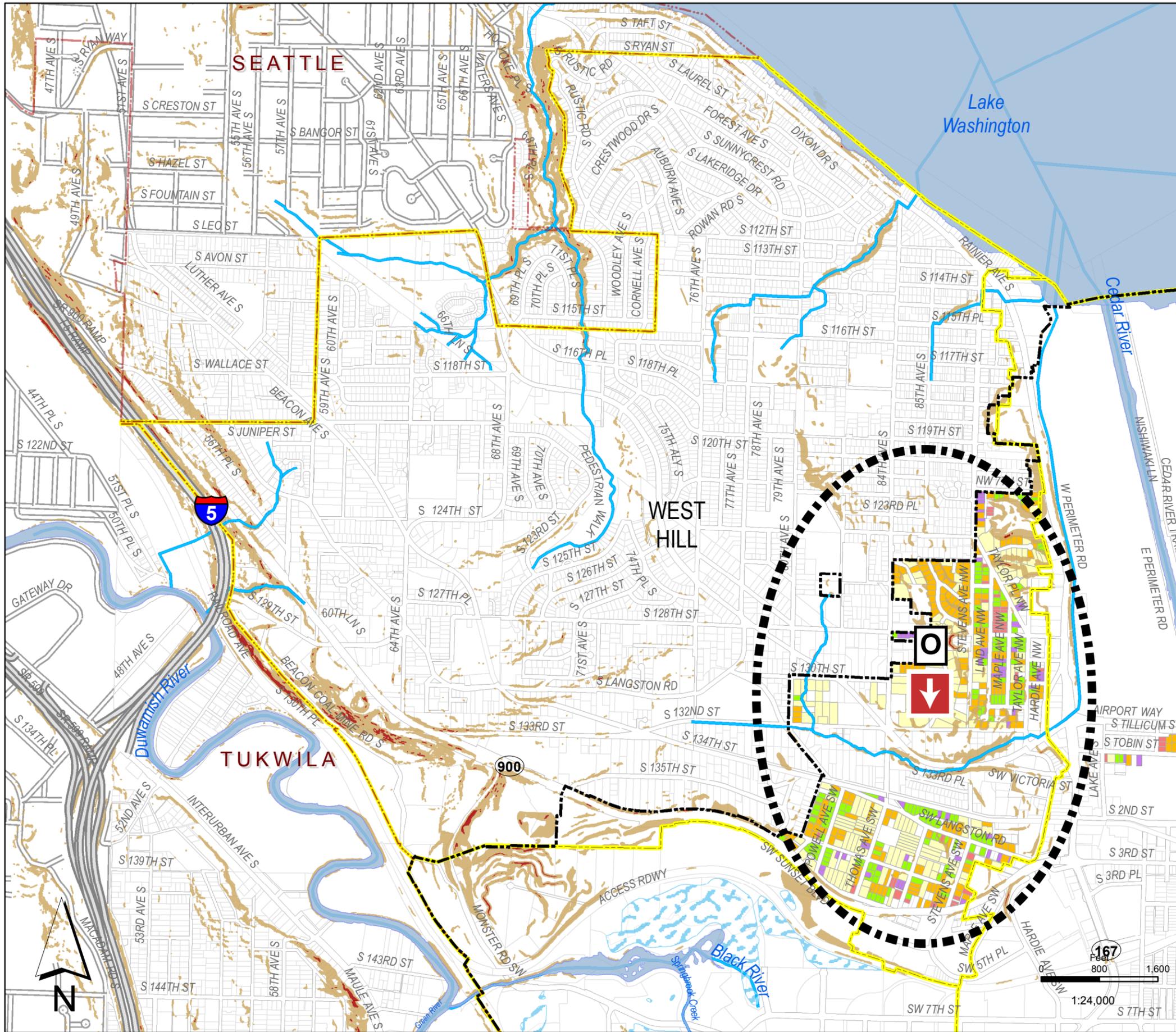
Figure B-7

-  City Limits
-  Community Planning Areas
-  Wetlands
-  Streams
- Slopes**
 -  >40% & <=90%
 -  >90%
- Density R8 Parcels**
 -  0.11 - 3.99
 -  4.00 - 5.99
 -  6.00 - 7.99
 -  8.00 - 9.99
 -  10.00 - 48.97

Community & Economic Development
C.E. "Chip" Vincent
Administrator

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City of
Renton



Comprehensive Plan Amendment-Land Analysis West Hill - R-8 Zone Density & Critical Areas

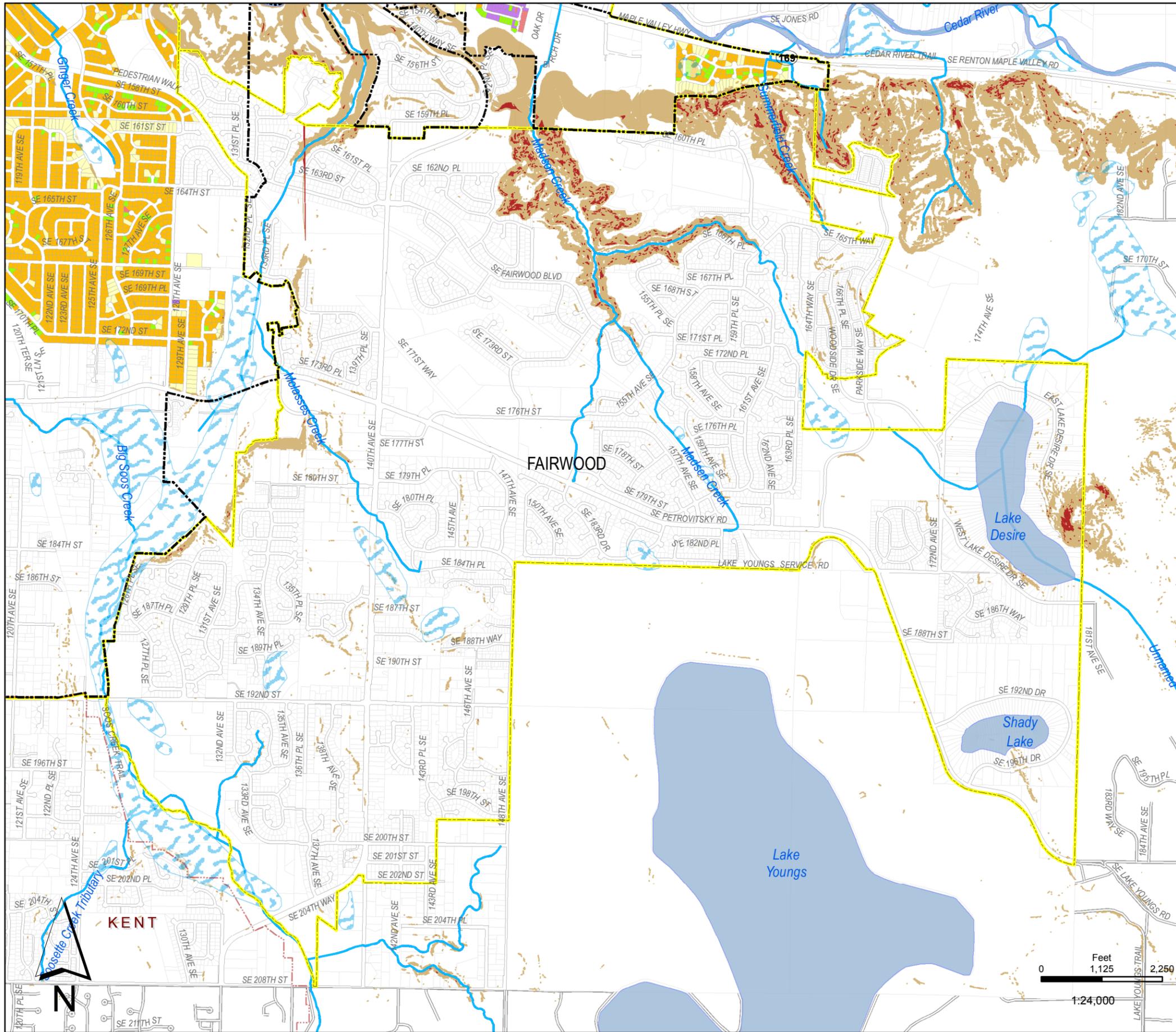
Figure B-8

- City Limits
- Community Planning Areas
- Wetlands
- Streams
- Slopes**
 - >40% & <=90%
 - >90%
- Density R8 Parcels**
 - 0.11 - 3.99
 - 4.00 - 5.99
 - 6.00 - 7.99
 - 8.00 - 9.99
 - 10.00 - 48.97

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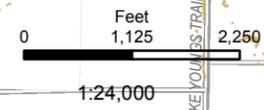
Comprehensive Plan Amendment-Land Analysis Fairwood - R-8 Zone Density & Critical Areas

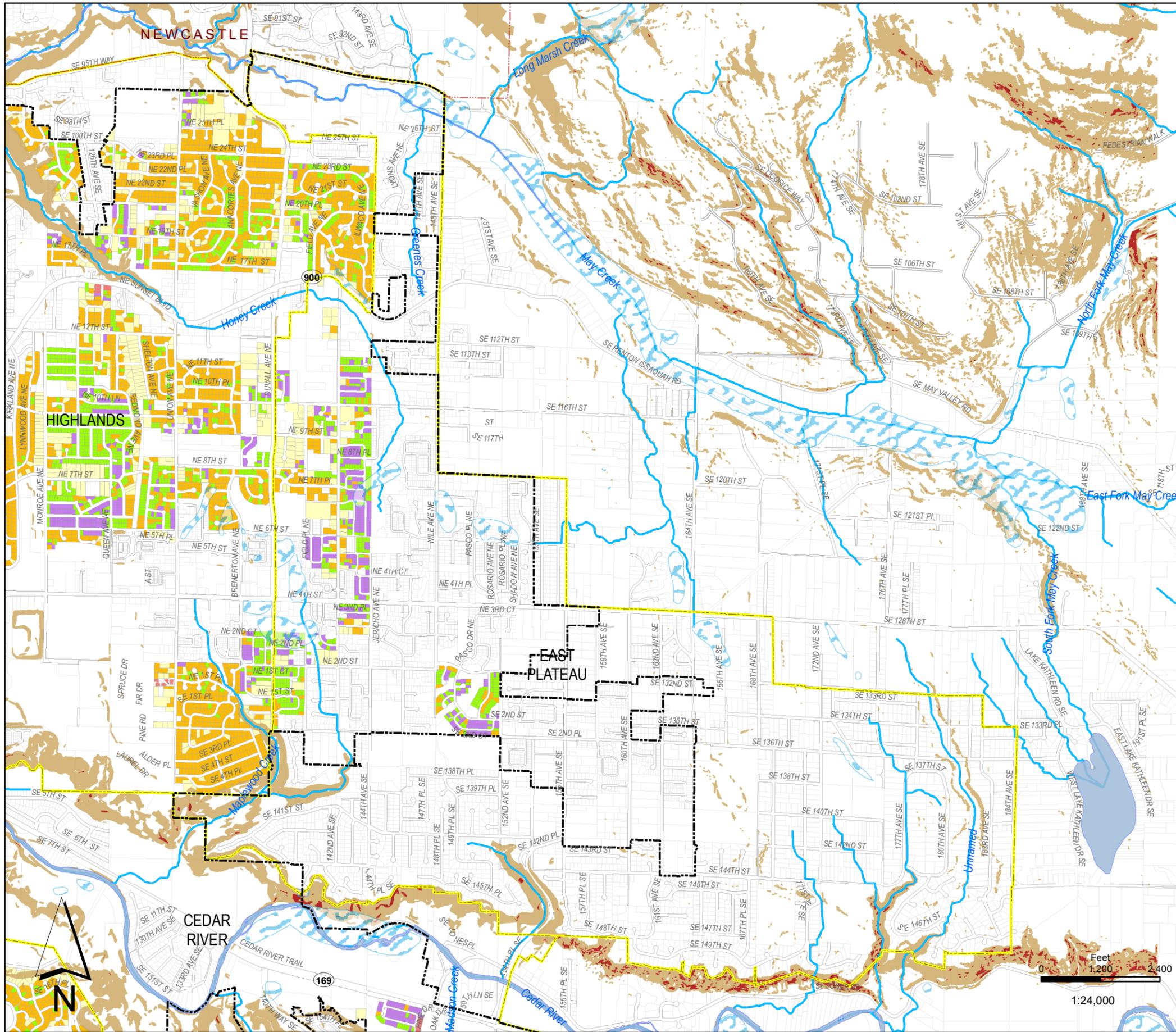
Figure B-9

-  City Limits
-  Community Planning Areas
-  Wetlands
-  Streams
- Slopes**
 -  >40% & <=90%
 -  >90%
- Density R8 Parcels**
 -  0.11 - 3.99
 -  4.00 - 5.99
 -  6.00 - 7.99
 -  8.00 - 9.99
 -  10.00 - 48.97

Community & Economic Development
C.E. "Chip" Vincent
Administrator

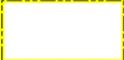
Adriana Abramovich
GIS Analyst





Comprehensive Plan Amendment-Land Analysis East Plateau - R-8 Zone Density & Critical Areas

Figure B-10

-  City Limits
-  Community Planning Areas
-  Wetlands
-  Streams

- Slopes**
-  >40% & <=90%
-  >90%

- Density R8 Parcels**
-  0.11 - 3.99
-  4.00 - 5.99
-  6.00 - 7.99
-  8.00 - 9.99
-  10.00 - 48.97

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