HOW LAND USE DECISIONS ARE MADE IN WASHINGTON STATE AND CITY OF SEQUIM

LEAGUE OF WOMEN VOTERS
APRIL 17, 2026

City of Sequim
Department of Community
& Economic Development

CITY OF SEQUIM
COMMUNITY & ECONOMIC DEVELOPMENT

AGENDA

1 Introductions
2 Foundation + Legal Framework
3 Growth Management Act
4 SEPA
5 Shoreline Management Act
6 Subdivision Statute
7 Permit Procedures
8 Role of Local Government + Public Process
9 Sequim Specific
10 Q&A

01 INTRODUCTIONS

About Sequim Department of Community Development (DCED):

- **Planning/Land Use**
  - Development Applications
  - Environmental Compliance
  - Long Range Planning
- **Building/Permitting**
  - Construction Permitting
  - Inspections
  - Addressing
- **Economic Development**
  - Support Retention and Expansion
  - Attract New Businesses

About me:

- Over 30 years of community development and planning experience with small to mid-size cities.
- Dedicated to how planning strengthens communities, economic vitality and quality of life for residents.

Joined the team of:

- Joel Dressel – Building Official and Fire Marshal
- Emily Coler – Permit Coordinator
- Travis Simmons – Senior Planner
- Scott Radden – Senior Planner

02 FOUNDATIONS + LEGAL FRAMEWORK

02 FOUNDATION

Purpose of Planning?

- Balance the often competing interests of constitutionally guaranteed private property rights and community goals.
- Promote orderly development and prevent conflicts between land uses.
- Ensure and promote efficient provision of infrastructure and services.

What is Land Use Planning?

- Utilizes “Police Power”, which is the core legal authority for land use regulations.
- It is delegated from the state in most (but not all instances) to local government.
- Allows the regulation of:
  - Land Use
  - Environmental Impacts
  - Building Standards

02 LEGAL FRAMEWORK

- **Federal Constitutional Law:** Core private property constitutional protections are the fourth, fifth and fourteenth amendments.
    - Overtime the Supreme Court has developed major land use doctrines regarding land use focused on 'takings' and due process. Constitutional protections means states can regulate land use, but:
        - Cannot be arbitrary and capricious
        - Must follow fair procedures
        - Cannot take land without compensation
        - Must ensure rough proportionality in conditions of approval
- **Statutory Law:** Many sections of the Revised Code of Washington governs land use
- **Case Law:** All levels of local, state and federal courts interpret statutes and constitutional limits.
- **Local Codes:** Local government jurisdictions – counties, cities/towns are responsible for implementing state authority, ensuring constitutional law, doctrine and case law, by adopting "codes" that make up the regulatory framework of the jurisdiction.

02 STATE KEY LEGAL FRAMEWORK

- **Planning Enabling Act (RCW 35A. 63/36.70):** Early planning authority in Washington, precursor to GMA.
- **Growth Management Act (RCW 36.70A):** Statewide framework for land use - requiring comprehensive planning, requiring urban growth for cities/urban growth areas, integrating land use and infrastructure planning, and ensuring available land capacity for housing.
- **Shoreline Management Act (RCW 90.58):** Establishes a statewide interest in waters of the state, and statewide regulatory framework for shorelines. Department of Ecology is a key state agency.
- **State Environmental Policy Act (RCW 43.21C):** Establishes a procedural and substantive framework for evaluating land use development projects.
- **Subdivision Act (RCW 58.17):** Establishes statewide framework and regulations for how land is divided.
- **Regulatory Reform - Project Review Procedures (RCW 36.70B):** Requires local governments to process development permits in a timely manner; establishes shot clocks and penalties.

KEY STATE STATUTES

03 PLANNING ENABLING ACT

- The Planning Enabling Act was the most detailed of the early planning enabling statutes.
- The Planning Enabling Act is more specific, procedurally detailed, and complex than the Planning Commission Act. It provided a specific statutory framework that integrates planning with zoning, platting, and other specific land use regulations.
- As the indispensable precursor to a valid local planning program, a well-ordered comprehensive plan is now incorporated by statute into all planning dictated by the Growth Management Act (GMA).

03 GROWTH MANAGEMENT ACT

Sweeping set of statutes first established in 1990 and 1991, that transformed land use in Washington State. Significant updates to GMA in past five years focused on attempting to increasing new housing supply.

- GMA Framework: Adopted to address uncoordinated growth (primarily in King and Pierce Counties). Requires counties and cities to:
  - Comprehensive Plan, Future Land Use Map, Development Regulations
  - Critical Areas Ordinance
- Key and Relevant Laws:
  - Washington State OFM assigns a population allocation and Department of Commerce assigns housing target to counties and cities
  - Requires cities to plan for and ensure development occurs at urban densities
  - Requires a variety of housing types (detached and attached) be allowed
  - Emphasis on multimodal transportation (to reduce greenhouse gases)

03 GROWTH MANAGEMENT ACT

- Comprehensive Plan is the heart of GMA and are periodically updated
  - Set of 15 Overarching Goals
  - Required Chapters:
    - Land Use
      - Future Land Use Map (FLUM)
      - Urban Growth Areas – where urban growth must occur; all cities are UGAs
      - Rural is all land outside of UGAs
    - Housing
    - Transportation
    - Capital Facilities
    - Parks and Recreation
    - Economic Development
    - Climate and Resiliency

03 GROWTH MANAGEMENT ACT

State Legislature has been busy!

Housing

- Housing on Faith-Owned land (2026)
- Factory-built housing standards (2026)
- STEP Housing in all zones (2026)
- Unit Lot Subdivisions (2025)
- Administrative Land Splits (2025)
- Co-living (2024)
- ADUs (2 per lot) (2023)
- Existing commercial building conversion to residential (2023)
- Housing units by income band (2021)

Housing Continued

- Permanent supportive housing (2021)
- Occupants per dwelling unit (2021)

Climate

- Climate Planning (2023)
- Active Transportation (2023)

Development Permitting

- More permitting reform (2026)
- Streamline design review (2023)
- Local project review (2023)

03 GROWTH MANAGEMENT ACT

- Require Development Regulations to implement Comprehensive Plan
  - Zoning Map must be consistent with FLUM
  - Subdivision/Land Division codes must implement GMA requirements
  - Critical Areas Ordinance
    - Based on Best Available Science (defined by state resource agencies)
    - Wetlands
    - Fish and Wildlife Habitat Conservation Areas
    - Geological Hazardous Areas
    - Critical Aquifer Recharge Areas
    - Frequently Flooded Areas
  - RCW 36.70A | Sequim Municipal Code Title 18

04 STATE ENVIRONMENTAL POLICY ACT

Establishes regulations for how local governments are to evaluate land development applications.

- Purpose to:
  - Inform Decisions
  - Identify Impacts
- Local Governments must issue Threshold Determination:
  - Determination of Non-Significance
  - Mitigated Determination of Non-Significance
  - Determination of Significance (EIS)
- Determinations must be integrated with permit review
- While still required procedurally, less used substantively due to GMA required critical area protections
- RCW 43.21C | Sequim Municipal Code Chapter 16.04

05 SHORELINE MANAGEMENT ACT

Establishes standards, procedures and requirements for how local governments are to protect shorelines and permit land development applications.

- Establishes statewide shoreline protection framework
  - Shoreline jurisdiction is aquatic and 200’ upland from ordinary high-water mark
  - State and Local roles
- Shoreline Master Programs (SMP)
  - Policies, Definitions, Shoreline Environment Designations
  - Defines Permit Types and Standards
- Shoreline Permits
  - Substantial Development (SSDP)
  - Shoreline Conditional Use Permit
- State Department of Ecology must approve SMPs, CUPs, Variances and reviews all SSDPs. Offers technical assistance to local governments.
- RCW 90.58 | Sequim Municipal Code Chapter 19.05

06 SUBDIVISION STATUTE

Establishes regulations for how local governments are to organize and process different types of land divisions/subdivisions.

- Key Components:
  - Administrative Lot Splits
  - Boundary Line Adjustments
  - Binding Site Plans
  - Minor Subdivisions (9 lots or less)
  - Unit Lot Subdivisions
  - Major Subdivisions (10 lots or more)
  - Recording Standards
  - Vacations and Alterations
- Requires local government adoption of ordinance to implement regulations, and allows for additional standards.
- RCW 58.17 | Sequim Municipal Code Title 17

07 LOCAL PROJECT REVIEW ACT

Establishes rules and procedures for how and how long, local governments have to process land use permits.

- Key Procedural:
  - Determination of Complete or Incomplete
  - Noticing Requirements (NOA, SEPA, NOH, NOD)
  - Technical Review by engineering and planning staff
  - Staff Report drafting and exhibits
  - Public hearing if required
- Required Shot Clocks, penalties if don't meet:
  - 65 days if public notice is not required
  - 100 days if public notice is required
  - 170 days if public hearing is required
- RCW 36.70B | Sequim Municipal Code Chapter 20.01

08 ROLE OF LOCAL GOVERNMENT + PUBLIC PROCESS

08 ROLE OF LOCAL GOVERNMENT

- Ensure compliance with federal and state law, as well as locally adopted laws
- Adopt and amend comprehensive land use plans
- Enact development regulations
- Review and approve development proposals
- Three types of land use process: legislative, quasi-judicial, administrative
  - Legislative: policy decisions made by elected officials; comprehensive plan and development regulations
  - Quasi-Judicial: complex site- specific decisions, such as major subdivisions
  - Administrative: applying existing rules to less complex site development projects

Purpose of Planning?

a. Balance the often competing interests of constitutionally guaranteed private property rights and community goals.
b. Promote orderly development and prevent conflicts between land uses.
c. Ensure and promote efficient provision of infrastructure and services.

08 ROLE OF LOCAL GOVERNMENT

Role of City Council, Planning Commission, Hearing Examiner and Staff

- **City Council**
  - Decision Makers on legislative matters
- **Planning Commission**
  - Reviews comprehensive plans and development regulations
  - Plays key role in long-range policy
  - Provides recommendations to elected officials
- **Hearing Examiner**
  - Contract Attorney hired by City
  - Presides over public hearings and decision maker for quasi-judicial decisions
- **Staff**
  - Technical evaluation and analysis + ensures proper procedure, writes staff reports
  - Handles administrative decisions

08 PUBLIC PROCESS

Citizen Participation

- Part of GMA efforts: outreach, workshops, hearings – informs the portions of the comprehensive plan that are available for local discretion

Open Public Meetings Act

- Meetings must be public; requires public notice and access

Appearance of Fairness

- Hearings must be fair and appear fair; avoid bias or perception of bias

Public Hearing Process

- Structured Process
- Has high procedural standards
- Quasi-judicial is public hearings before Hearing Examiner
- Legislative is public hearings before Planning Commission and City Council

09 SEQUIM SPECIFIC

09 COMPREHENSIVE PLAN UPDATE

The City is currently undertaking its periodic update of its Comprehensive Plan, as required by GMA.

The Sequim Planning Commission, as the City's land use advisory committee, methodically reviewed draft chapters for an updated comprehensive plan in 2025.

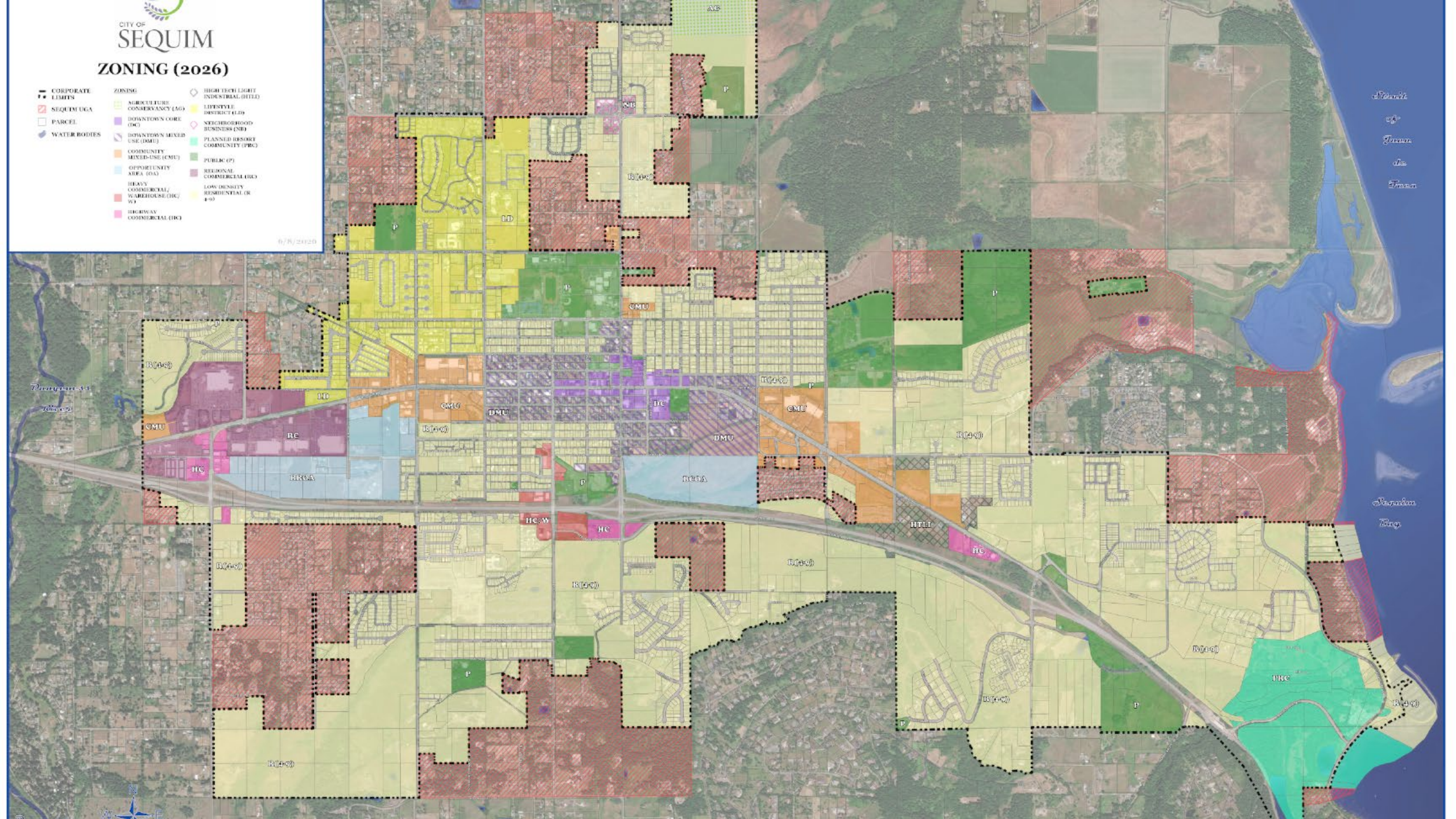
Links to the Planning Commission meeting minutes and videos are available on the City's website. Search 2035 Comprehensive Plan Update.

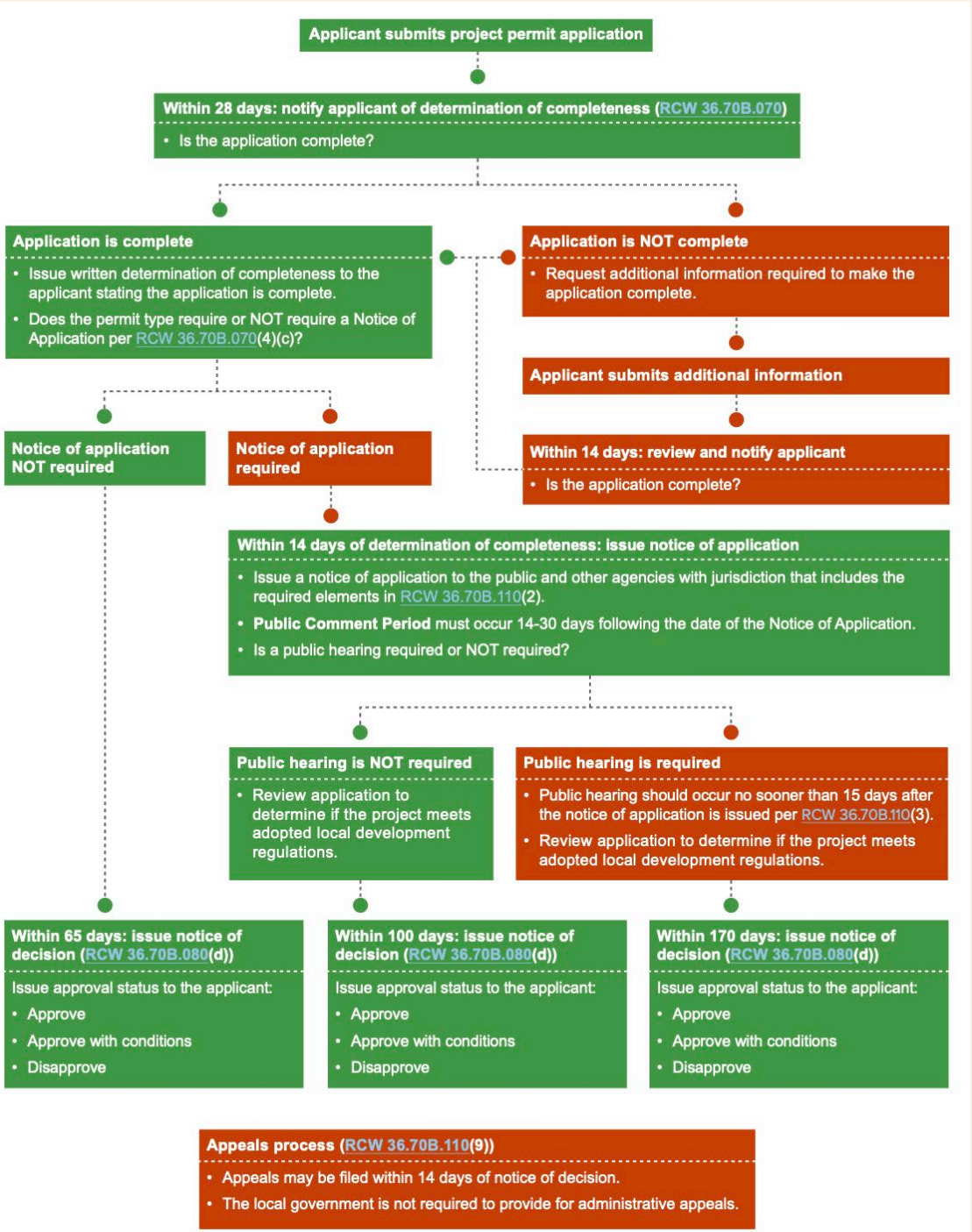
- The 2025 Comprehensive Plan Update is comprised of
  - Policy Document – PC "Redlined" version available
  - Future Land Use Map – workshops with PC and CC in Feb/Mar 26
  - Capital Facilities Plan (Appendix) – updates by specialty consultants underway
  - Development Regulations Update – workshops with PC underway
- Full Draft Comprehensive Plan package will be complete in mid-June

09 DEVELOPMENT REVIEW

DCED is the Sequim city department charged with the local planning and development permitting processes - again, which are governed by state requirements dictating procedure and timelines, the types of permits an applicant is applying for, and who is designated to approved the permit.

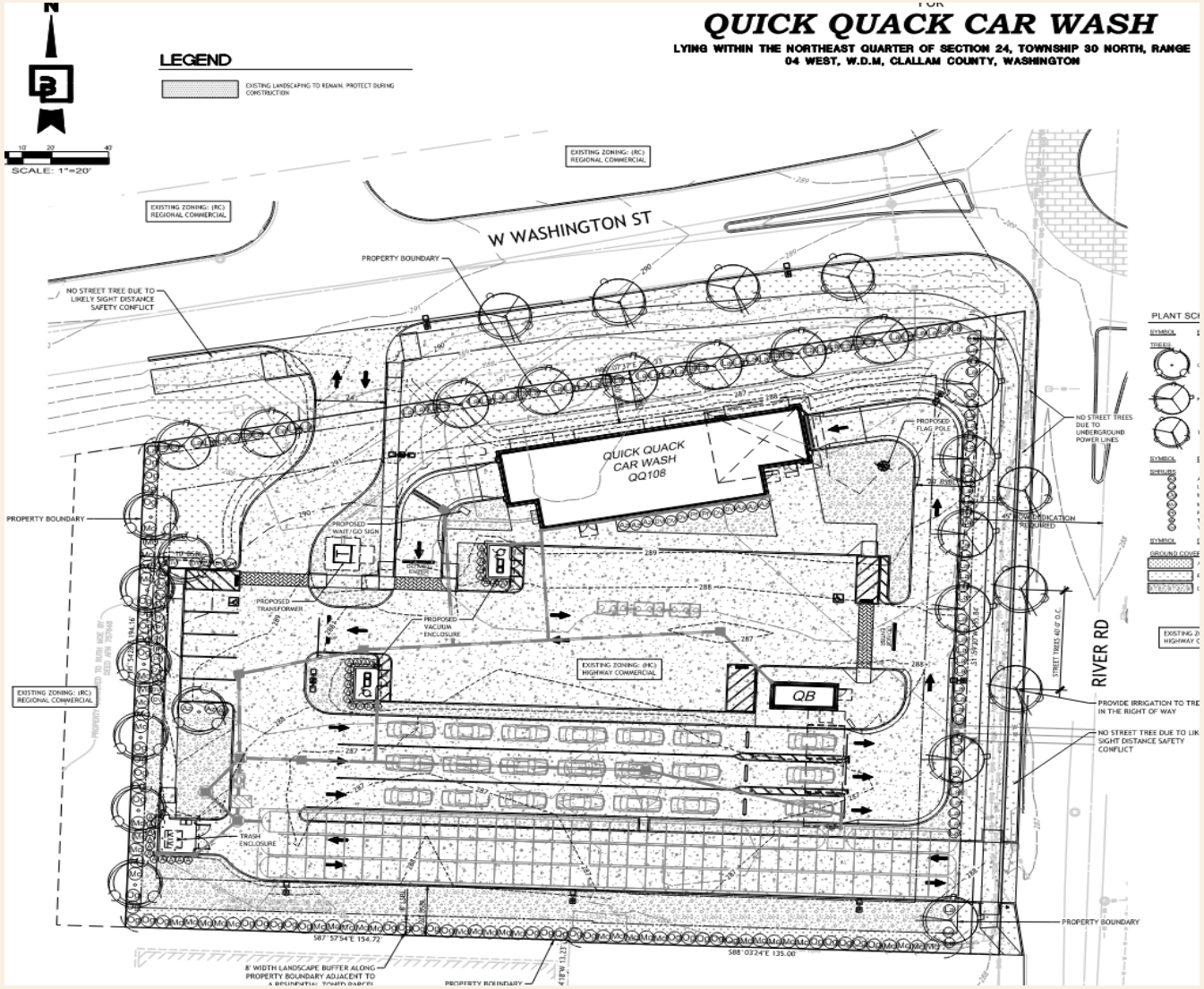
- Examples of the type of permits that the DCED reviews and processes are:
  - Subdivisions/Planned Residential Developments
  - Binding Site Plans
  - Conditional Uses
  - Shoreline permits
  - Site Plan review/design review
  - Permits or approvals required by critical areas ordinance


CITY OF
SEQUIM
ZONING (2026)
CORPORATE LIMITS
SEQUIM UGA
PARCEL
WATER BODIES
ZONING
AGRICULTURE CONSERVANCY (AG)
DOWNTOWN CORE (DC)
DOWNTOWN MIXED USE (DMU)
COMMUNITY MIXED-USE (CMU)
OPPORTUNITY AREA (OA)
HEAVY COMMERCIAL / WAREHOUSE (HC/W)
HIGHWAY COMMERCIAL (HC)
HIGH TECH LIGHT INDUSTRIAL (HTLI)
LIFESTYLE DISTRICT (LD)
NEIGHBORHOOD BUSINESS (NB)
PLANNED RESORT COMMUNITY (PRC)
PUBLIC (P)
REGIONAL COMMERCIAL (RC)
LOW DENSITY RESIDENTIAL (R 4-9)
6/8/2026
Strait of Juan de Fuca
Dungeness Bay
AG
NB
P
R(4-9)
LD
CMU
DMU
DC
RC
HC
HROA
HC-W
HTLI
PRC

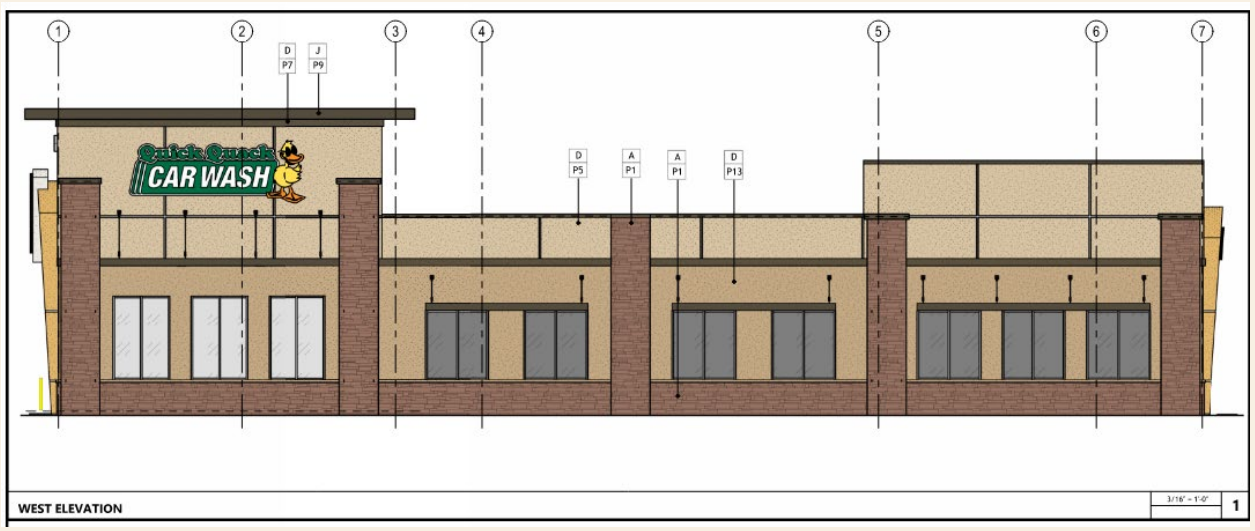

Applicant submits project permit application
Within 28 days: notify applicant of determination of completeness (RCW 36.70B.070)
• Is the application complete?
Application is complete
• Issue written determination of completeness to the applicant stating the application is complete.
• Does the permit type require or NOT require a Notice of Application per RCW 36.70B.070(4)(c)?
Application is NOT complete
• Request additional information required to make the application complete.
Applicant submits additional information
Within 14 days: review and notify applicant
• Is the application complete?
Notice of application NOT required
Notice of application required
Within 14 days of determination of completeness: issue notice of application
• Issue a notice of application to the public and other agencies with jurisdiction that includes the required elements in RCW 36.70B.110(2).
• Public Comment Period must occur 14-30 days following the date of the Notice of Application.
• Is a public hearing required or NOT required?
Public hearing is NOT required
• Review application to determine if the project meets adopted local development regulations.
Public hearing is required
• Public hearing should occur no sooner than 15 days after the notice of application is issued per RCW 36.70B.110(3).
• Review application to determine if the project meets adopted local development regulations.
Within 65 days: issue notice of decision (RCW 36.70B.080(d))
Issue approval status to the applicant:
• Approve
• Approve with conditions
• Disapprove
Within 100 days: issue notice of decision (RCW 36.70B.080(d))
Issue approval status to the applicant:
• Approve
• Approve with conditions
• Disapprove
Within 170 days: issue notice of decision (RCW 36.70B.080(d))
Issue approval status to the applicant:
• Approve
• Approve with conditions
• Disapprove
Appeals process (RCW 36.70B.110(9))
• Appeals may be filed within 14 days of notice of decision.
• The local government is not required to provide for administrative appeals.

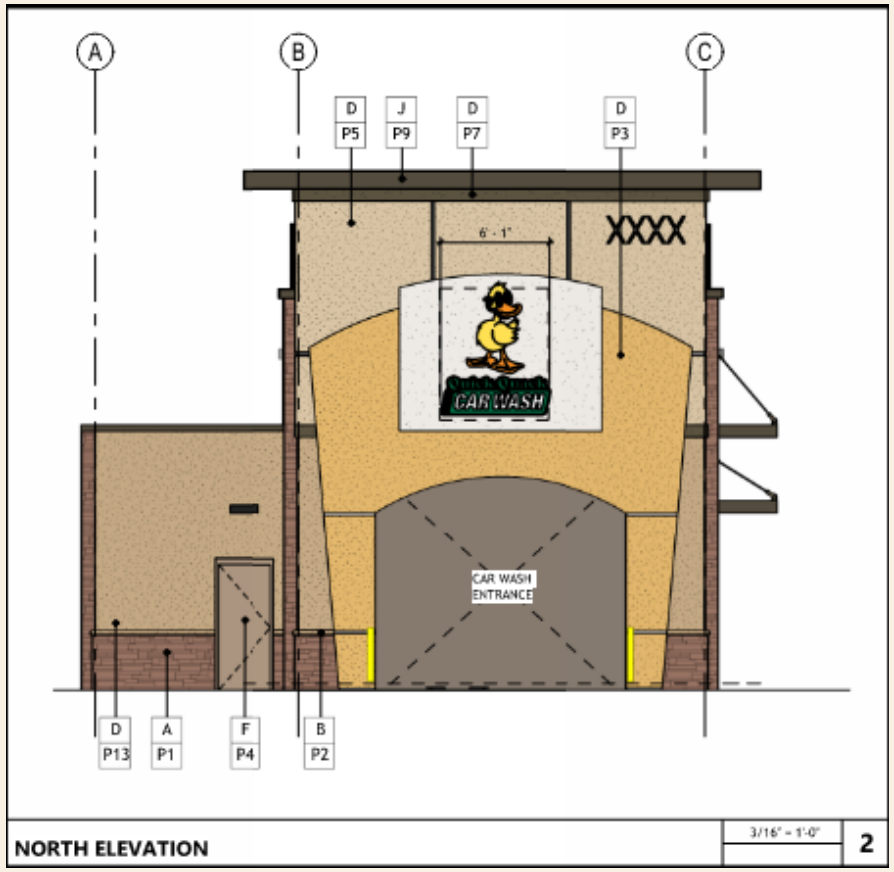
09 EXAMPLE DEVELOPMENT – QUICK QUACK CAR WASH





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09 EXAMPLE DEVELOPMENT – QUICK QUACK CAR WASH

PROJECT NAME	Drive Thru Car Wash & Vacuum Stations
PROJECT DESCRIPTION	The scope of the project includes the construction of an automatic car wash facility on a subject property that consists of two (2) parcels that have a combined area of 1.73 total acres. The car wash facility will include the development of a 108-foot car wash tunnel (3,424 square feet) with three (3) vehicle queuing lanes. The proposed site improvements include 18 vacuum stations, five (5) employee parking stalls, trash and vacuum equipment enclosures, utility connections, exterior lot lighting, stormwater improvements, frontage improvements, and landscaping.

2.PROJECT TIMELINE

September 17, 2025: Application deemed Counter Complete.
October 10, 2025: Determination of Completeness (Clock starts).
October 24, 2025: Notice of Application/ODNS-M sent out.
November 21, 2025: Application put on hold for revisions (Clock stops).
February 20, 2026: Revisions received (Clock starts).
February 25, 2026: Final SEPA MDNS Issued.
March 2, 2026: Staff report issued.
March 11, 2026: SEPA appeal period ends/Notice of Decision effective (Clock stops).

Number of Days "On the Clock": 61

EXHIBITS

1. Application – Online Permit Portal
2. Determination of Complete Application
3. Notice of Application and ODNS/M
4. Reviewed SEPA Checklist
5. Declaration of Posting
6. Statement of Mailing
7. Peninsula Daily News Posting Proof
8. Combined Public Comments
9. First Review Comments
10. Comment Response Letter
11. Revision Submittal Comments
12. Proof of Ownership
13. Project Narrative
14. Utilities Plan
15. Traffic Report
16. Stormwater Drainage Plan
17. Building Site Plan
18. Preliminary Grading Plan
19. Preliminary Drainage Plan
20. Lighting and Signage Plan
21. Estimated Quantities of Fill
22. Equipment Screening
23. Colored Elevation Drawings
24. Geotech Report
25. Landscape Plan

09 EXAMPLE DEVELOPMENT – QUICK QUACK CAR WASH

Zoning Standard	Code Requirement (R4-8 Zone)	Proposed Project Compliance
Permitted Use	Travel services	Drive-through car wash and cleaning services.
Size Limitations	None.	3,424 sq/ft main building; 4,111 sq/ft total of all onsite structures.
Maximum Height	35 ft	29 ft proposed.
Minimum Front Yard Setback	10 ft	Closest structure is approximately 24 ft away from the front property line.
Minimum Side Yard Setback	0 ft	Closest structure is approximately 43 ft away from eastern property line and approximately 10 ft away from western property line.
Minimum Rear Yard Setback	15 ft	Closest structure is approximately 29 ft away from rear property line.
Maximum Lot Coverage	As determined to meet stormwater management (Chapter 13.104 SMC), parking, and landscape requirements (Chapter 18.22 SMC and SMC 18.24.130)	Project proposal includes necessary stormwater, landscape and parking amenities to satisfy the needs of this project.
Required Parking	Unnamed use, required parking determined by analysis.	Based on the intended use of the site as detailed in the traffic impact analysis, the proposed parking needs are deemed sufficient.
Site Requirements	Site plan per Chapter 18.22 SMC and design review per Chapter 18.24 SMC Fencing per SMC 18.24.140	This review and required conditions satisfies these requirements.

Development Standard	Code Requirement	Proposed Project Compliance
Buffers	SMC 18.22.020 requires buffers when adjacent to residential zone or residential uses.	Applicant is providing an 8ft landscaped buffer between adjacent residential property.
Sidewalks	SMC 18.22.030. Requires construction of sidewalks.	Sidewalks being proposed along River Rd and W Washington St.
Grading, tree retention and general site repair	SMC 18.22.040 provides standards for retaining walls, significant tree retention, open space disturbance and clearing and grading.	Flat site, no existing vegetation. Clearing and Grading subject to site construction permit requirements.
Commercial Uses	18.22.070 Off Street Parking	Applicant is providing 5 parking stalls for employees in addition to the vacuum stalls.
Commercial Uses	18.22.070 Site Planning	Project is utilizing existing drive aisles and curb cuts for their project. Project will be required to have a right-in, right-out access along the River Rd frontage. Drive-through operation will prohibit cut-throughs. Landscaping is provided between roads and parking. Service vehicles can access the site without interfering with drive-through traffic. Any outdoor storage will be screened. Concurrency review to determine any traffic impacts. Parking area will meet ADA regulations.
Commercial Uses	18.22.070 Public Services	Adequate pedestrian walkways have been established. Street lighting is to be provided per Engineering standards. Lighting will include security lighting as needed. Lighting will be directed away from adjacent properties and shielded. Garbage and recycling areas will be screened. Access to public ROW has been provided. Access to adjacent developments has been provided via connection to public ROW. Walkaways will meet ADA regulations.

09 EXAMPLE DEVELOPMENT – QUICK QUACK CAR WASH

10. CONDITIONS OF APPROVAL

DEPARTMENT OF COMMUNITY and ECONOMIC DEVELOPMENT CONDITIONS OF APPROVAL

1. Approval for design review is valid for two years the date of the notice of decision with the allowance for a single one-year extension per SMC 18.24.036, or as amended. No extension will be granted if any local zoning or design review regulation has been amended in a manner that would have an impact upon the proposed development.
2. The applicant will coordinate with the U.S. Postal service for the provision of mailboxes, if necessary.
3. Building colors/materials and the site design/layout must be constructed in exact conformance to the approved plans. Changes to the plans would need to be approved through a post-decision modification.
4. Internal pedestrian crosswalks are shown to be decorative concrete, which is sufficient to satisfy SMC 18.24.180. If a different design or material is desired at the time of construction it must still be distinguished by the use of durable, low maintenance surface materials such as pavers, bricks, stamped asphalt, or scored concrete to enhance pedestrian safety.
5. All walkways, including internal crosswalks, must be designed in conformance with ADA regulations per SMC 18.22.070.
6. Landscaping must comply with all applicable requirements of 18.24.130(B). A final landscaping plan must be submitted and approved with site construction permit. Planting types proposed that are no longer available at the time of Site Construction will need to be reviewed for compliance with this section.
7. No windows or doors shall consist of mirrored of highly reflective glass per SMC 18.24.110.
8. A final lighting plan must comply with SMC 18.24.170, most notably 4, 5 and 6. Plan must be submitted and approved prior to issuance of any construction permits.
9. Any proposed or future fencing must satisfy the standards of SMC 18.24.140, or as amended, with specific respect to the material type. The proposed screening satisfies this requirement, but the applicant can use all listed material types from this code section without the need for a modification.
10. All signage will require separate review by the Department of Community Development, at which time it will be reviewed for compliance with the city's sign regulations.
11. An approved demolition permit is required to remove existing structures and must be obtained prior to any future permit approvals.
12. An approved boundary line adjustment to consolidate the two lots must be obtained prior to issuance of future building permits.

PUBLIC WORKS CONDITIONS OF APPROVAL

13. W Washington Street and River Road are to meet city Engineering standards for their road classifications. Street lights, street trees, and landscape strip planting and irrigation shall be installed per Engineering standard figures 4-00, 4-13, 4-28A and 4-28B. SMC18.22.070.C.2, SMC18.24.180.B.1 and SMC18.24.170.
14. A 25-foot radius for the property line at the corner is required per SMC18.22.070.B.9 and SMC17.40.010.G.
15. Proposed curb line is not to encroach into the existing roundabout. Changes to interior roundabout curbing may result in a re-analysis of roundabout.
16. River Road driveway to be "Right-Turn-Only" entering and exiting the property. Applicant to provide traffic mitigation supporting "Right-Turn-Only" at the River Road approach.

SEPA MITIGATIONS

17. Air. Potential air impacts shall be mitigated by watering the site as necessary, utilizing dust suppression options and techniques described in the WA Department of Ecology publication # 96-433, 2016.
18. Historical and Cultural Resources. To mitigate the potential for adverse environmental impacts to cultural resources, the proponent must follow the Department of Ecology's Inadvertent Discovery Plan (wa.gov).
19. Environmental Health-Noise. To mitigate the potential for noise impacts to surrounding properties, construction activities through complete buildout of this proposed development shall adhere to all requirements found in the City of Sequim's Noise Ordinance per SMC 8.32 Noise Control.
20. Animals. It shall be the responsibility of the applicant to take all necessary steps to prevent the incidental taking of protected species under the Endangered Species Act through habitat modification or degradation during the life of the project or development authorized by this permit or approval. The applicant shall notify the City through Its Public Works Director or designee and the Federal Agencies with responsibility for enforcement of the Endangered Species Act immediately, in the event of damage of degradation to Endangered Species habitat by or from the project or the development subject to this permit or approval. In any such case, the applicant shall, at its sole cost and expense, take all action necessary to prevent the furtherance of the damage or degradation and to restore the habitat as required by the Federal, State, and local agencies with jurisdiction.
21. Transportation. In accordance with SMC 18.24.230, the development shall provide appropriate roads, curbs, gutters, walkways, and signaling both on site and off site as necessary to accommodate traffic increases caused by the development. Access from River Rd must be limited by a right-in, right-out only turn to prevent vehicular traffic heading north on River Rd to turn left into the project site and a physical curb must be provided to be reviewed and approved at the time of Site Construction.

Two additional City review processes after site plan/design review:
Site Construction Permit – grading, utilities and horizontal construction
Building Permit – vertical construction

SUMMARY

- Land use planning and development is a state-directed, locally implemented system - state laws (GMA, SMA, SEPA, etc) establish the framework, and local governments carry out the work.
- The comprehensive plan is the foundation – it sets the vision with goals and policies and capital facilities plan, and is implemented through development regulations, capital improvement program and programs.
- Local governments are the primary decision makers, by adopting plans, codes, and reviewing/processing development proposals.
- Planning tries to balance competing interests – private property rights, environmental protection, infrastructure capacity, and community goals.

10 Q&A

How to Contact Sequim DCED

Phone: 360-683-4908

Text: 360-912-4432

Email: dced@sequimwa.gov

Web: www.sequimwa.gov - search Community Development or Comprehensive Plan Update

CITY OF SEQUIM
COMMUNITY & ECONOMIC DEVELOPMENT