

**TOWN OF APEX
PLANNING BOARD MEETING MINUTES
MONDAY, JANUARY 13, 2025
4:30 P.M.**

The Apex Planning Board met on Monday, January 13, 2025 at 4:30 PM in the Council Chamber at Apex Town Hall, located at 73 Hunter Street in Apex, North Carolina.

This meeting was open to the public. Members of the public were able to attend this meeting in-person. The recording of this meeting can be viewed here:

https://www.youtube.com/watch?v=I_9pMYUmEFs.

[ATTENDANCE]

Board Members

Tina Sherman, Chair

Tim Royal, Vice-Chair

Keith Braswell

Steven Rhodes

Sarah Soh

Alyssa Byrd

Daniel Khodaparast

Preston Mitchell arrived at 4:48PM

Jeff Hastings (Wake County Representative)

Vacant, Apex Historical Society Representative

Town Staff

Planning Director Dianne Khin

Current Planning Manager Amanda Bunce

Planner II Lauren Staudenmaier

Planner I Joshua Killian

All other staff members will be identified appropriately below

[COMMENCEMENT]

Chair Sherman called the meeting to order at **4:32 p.m.**, then called for a moment of silence and led the Pledge of Allegiance.

[ITEMS OF INFORMATION]

Director Khin highlighted three items of information.

- Public Engagement period for Wake Transit: www.publicinput.com/wtpp1
- Apex Mobility Hub: www.publicinput.com/ApexHub
- Saunders Lot Construction: www.apexnc.org/lot.

[PUBLIC COMMENT]

Chair Sherman opened the floor for anyone to speak on non-agenda items, no one came forward. Public comment was closed.

[CONSENT]

Chair Sherman asked for a motion to approve the meeting minutes from the December 9, 2024 Planning Board meeting.

A **motion** was made by **Member Soh**, seconded by **Member Byrd** to approve the minutes from December 9, 2024.

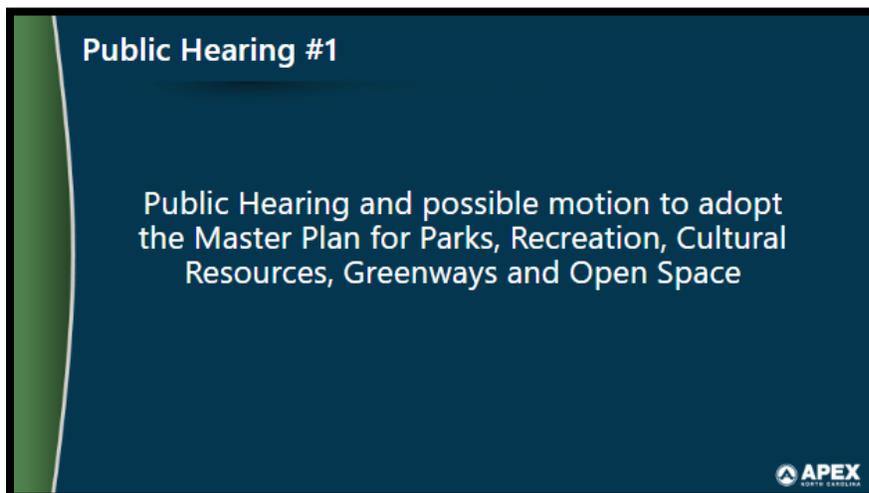
VOTE: UNANIMOUS (8-0), Member Mitchell was not in attendance for this vote.

[PUBLIC HEARINGS]

ITEM NO. 1 - AMENDMENTS to the Master Plan for Parks, Recreation, Cultural Resources, Greenways and Open Spaces.

Angela Reincke, Parks Planning Manager, presented a possible motion regarding amendments to the Master Plan for Parks, Recreation, Cultural Resources, Greenways and Open Spaces. Parks, Recreation, and Cultural Resources Staff recommends approval of the amendments.

[SLIDE 1]



[SLIDE 2]

Master Plan for PRCRGOS

- o Reviewed by Planning Board and Town Council in May 2023
 - Legal Ad did not include the correct reference
- o No Changes Made to Approved document
 - Executive Summary and Implementation + Action Plan were provided with the agenda package
- o Public Hearing at Town Council on January 28, 2025
 - Legal Ad posted for adoption



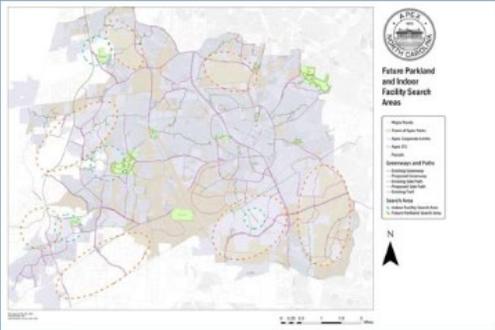
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Bicycle and Pedestrian Systems Plan Map

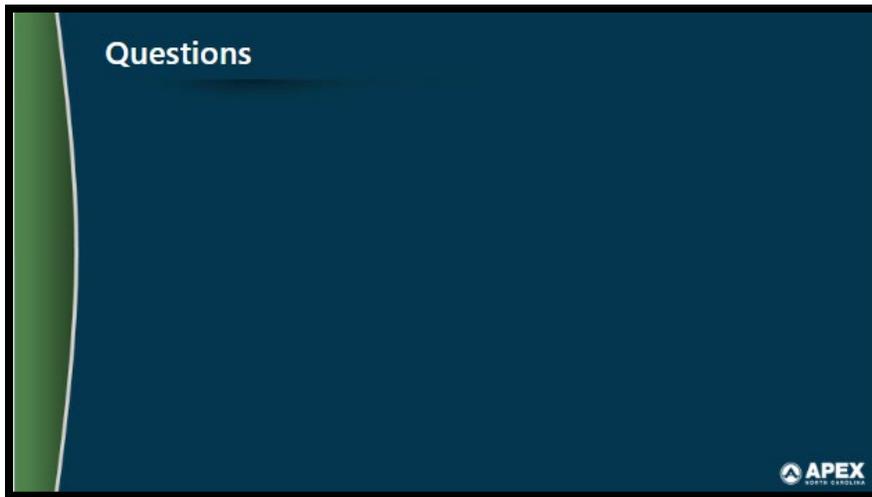


[SLIDE 4]

Future Parkland and Indoor Facility Search Areas



[SLIDE 5]



Chair Sherman opened the Public Hearing.

First to speak was **Bill Gentry** and **Kathy Restivo** of 8528 Ragan Road:

"We live in an old historic house that is protected by the State, local, and national historic provisions. I just want to make sure that the status of the Ragan Road side path, is still abandoned. The map shows the potential for it to go through our property and Dianne Khin on July 10th meeting in 2023, she said the project was abandoned because of the historic nature, as well as the wildlife and their requirements for their constituents, which are hunters. Could you update me on the status of that because it is our land? The master plan still shows that the path is going to go right through the middle of our property. So it hasn't been amended and I want to make sure it is amended, unless something is different. The mayor assured us that it will not go through, could I get an assurance?"

Chair Sherman said that she would get her questions answered.

Ms. Reincke said the Town's side path project here was abandoned and she gave more information on the map updates.

Ms. Khin spoke to the owners about other options and the reason why the side path would not go through their property. The upcoming Comprehensive Plan update will show the removal of the site path from the Plan.

Chair Sherman closed the Public Comment and took this item back to the Board for discussion.

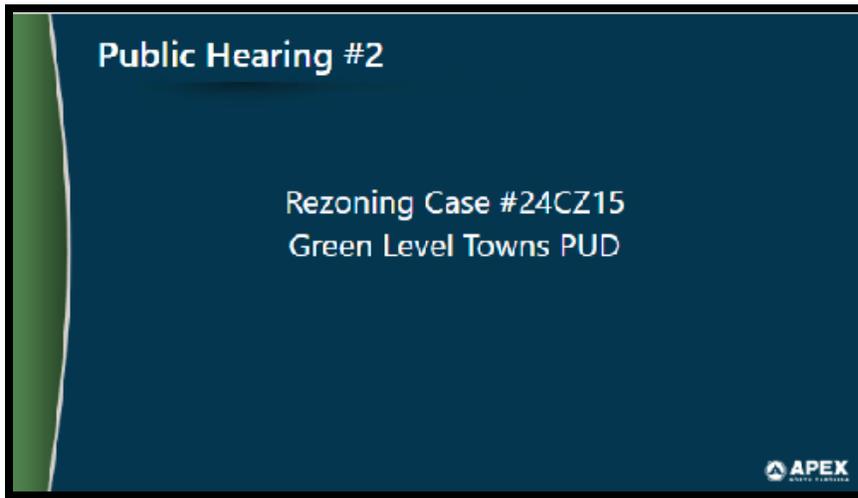
A **motion** was made by **Member Braswell** and seconded by **Member Hastings** to approve the amendments to the Master Plan for Parks, Recreation, Cultural Resources, Greenways and Open Spaces.

VOTE: UNANIMOUS (9-0)

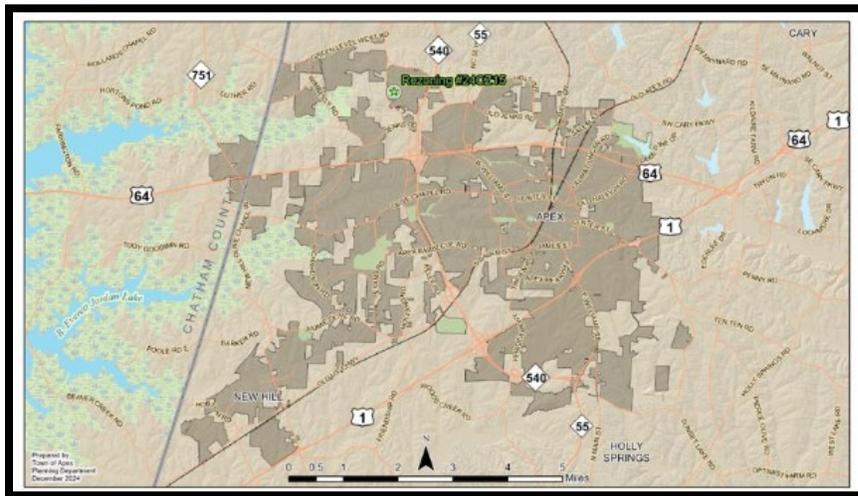
ITEM NO. 2 - Rezoning Case #24CZ15 Green Level Towns PUD

Lauren Staudenmaier, Planner II, presented Rezoning Case #24CZ15 Green Level Towns PUD. The applicant, W&W Partners along with their agent Matthew Carpenter, Parker Poe, Adams and Bernstein LLP, seeks to rezone approximately ±6.035 acres from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ). The proposed rezoning is located at 7924 Green Level Church Road. Ms. Staudenmaier gave the following presentation and shared that Planning staff recommended approval of the proposed rezoning.

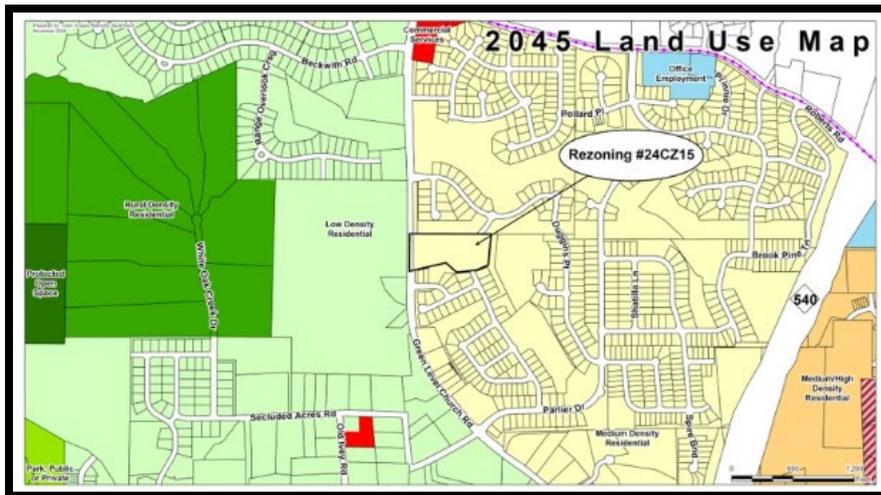
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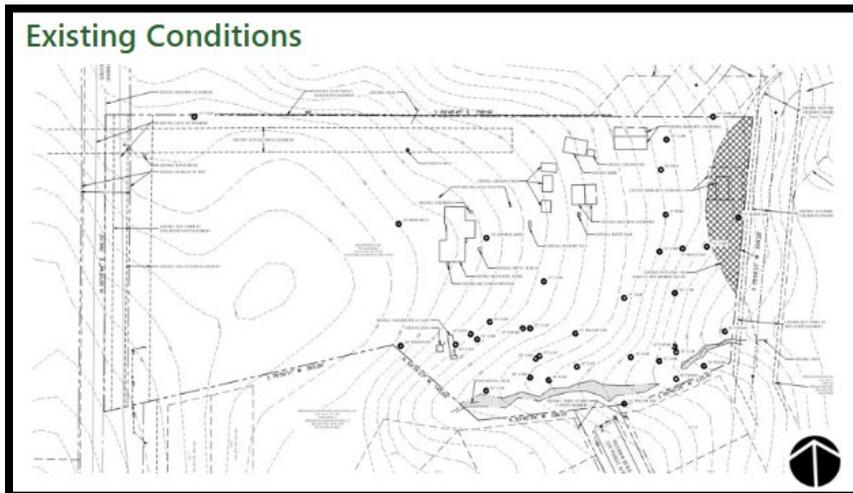
[SLIDE 2]



[SLIDE 6]



[SLIDE 7]



[SLIDE 8]

Proposed Design Controls

Maximum Number of units*: 32 units

	Townhouses**	Single-Family	Duplex	Recreation facility, private
Minimum Lot Size	None	5,000 square feet	None	None
Minimum Lot Width	18 ft.	50 ft.	None	None
Maximum Height	3 stories, 36 ft.***	3 stories, 36 ft.	3 stories, 36 ft.	3 stories, 36 ft.

* No Townhouse building shall include more than four (4) units.

** No townhouse buildings shall front Hillman Bend.

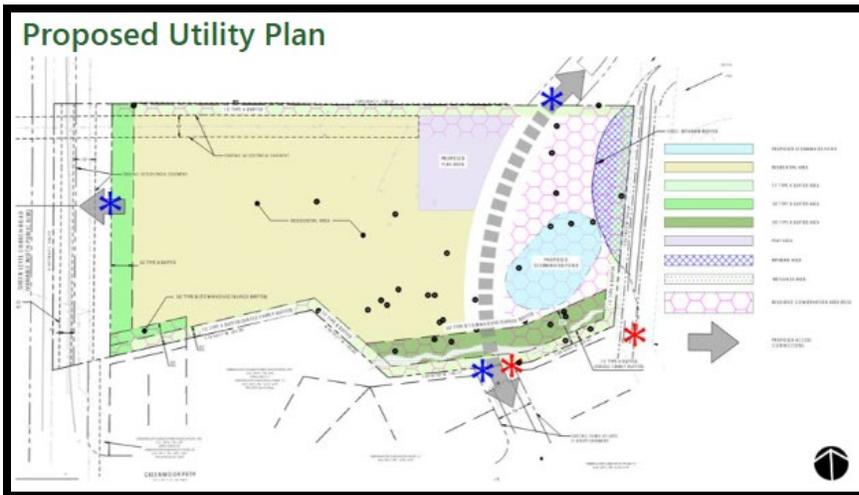
*** No townhouse building along Hillman Bend shall exceed 2 stories.

APEX
NORTH CAROLINA

[SLIDE 9]



[SLIDE 10]



[SLIDE 11]



[SLIDE 12]



[SLIDE 13]



Member Mitchell asked what is the incentive when you speak of the 2023 affordable housing incentive zoning policy?

Ms. Bunce said that there were several different incentives that could be offered within the provision of at least 5% of the units as affordable housing. The PUD district is more unique because a PUD is a unique zoning district. She gave other examples incentives that could be considered with the provision of 5% or more.

Chair Sherman stated the Housing Advisory Board recommended a list of incentives with the purpose of incentivizing affordable housing units.

Member Mitchell asked the requirements of the widening from a two-lane cross-section to the four lane cross-section for Green Level Church Rd.

Mr. Dalton spoke about what would happen during the widening process in this case.

Member Mitchell asked if it would appear that there would be a gigantic shoulder would have leading over to the face of the curb.

Mr. Dalton said that was correct.

Member Mitchell asked if it would be piped to swale.

Mr. Dalton said that it would be curb and gutter and there will have to be transitions and said further information would be determined during construction plan.

Chair Sherman opened the public hearing.

First to speak was Matthew Carpenter with Parker and Poe at 301 Fayetteville Street in Raleigh:

"Appreciate Lauren's presentation. I printed some handouts to summarize this case. Some of the information on there is what Lauren presented, but I wanted to get it all on one page so you can sort of see the summary and if you look in the top left-hand corner of the corner of the exhibit and I will pause for just a second so we can hand that out. The three main points of the case are one that it's consistent with the land use map's medium density designation and two it's compatible with existing neighborhoods. Most of the staff review time was spent on working through those compatibility issues because when you have a site like this in between existing single-family development, we try to be hyper-sensitive and staff is obviously hypersensitive to compatibility with those neighborhoods and so those conditions added for compatibility are shown in yellow to show you each place on the site where a change above and beyond what would be required in the UDO. Lauren went through the buffers and the massing condition—the four units per building condition, that was meant so when you drive through the neighborhood there aren't long swats of townhouse buildings that really look funny up against single-family homes. Even if they are town homes, they're smaller overall buildings and then the third is construction of the infrastructure. The Hillman Bend extension, what was kind of interesting about this is two adjacent subdivisions left those stubs and sidewalks actually short of our property line, they stop where the red line is on the exhibit. So, this project will be going to the north and south and extending those streets to our property to make the ultimate connection. There are easements that allow that, and we've confirmed it can be done and then the Green Level Church Road widening, and to also answering the questions, we are committing to widening that ultimate section, I know some neighbors also had questions about that, and so it will be wide into the ultimate Transportation Plan section, which is a four-lane divided section and the idea is over time, each developer builds their portion, and the streets connected. The alternative is that the town initiates a project and does the whole road at once, which is a different policy discussion separate from this case and then to address your affordable question because I do think it is a good one, we love incentives and I think they are great policies and I worked with CJ Valenzuela when the incentives policy was developed, and I think it does a good job. The difficulty in these legislative rezoning cases in my experience with the incentives is that when you're in this type of review it's expected to check every box, so that you meet RCA, you meet road widening conditions, leaving little opportunity to use incentives. When asking for rezoning, we need to show that we are going above and beyond or at least meeting the recommendations in all these areas. In some projects, we can make the affordable

commitment in addition to all those other things. For a project of this size, it becomes a lot more difficult. We have the road widening on Green Level Church Road, and we don't know exactly how much that will cost, and the road extension along Hillman Bend, which is significant portion of road for a small project and the challenge is also the difference between for-sale and for-rent affordable units. For-rent projects are easier to finance as they limit the maximum rent over a long period, 20 or 30 years. This is a for-sale townhome project, the affordable condition results in a maximum for-sale affordable price, that's generally 30% of the area median income, which includes interest, so when interest rates go up, it lowers that price, so we're not far enough along to know the market price of these units would be, but my estimate is it would be around \$100,000 per townhome unit difference between the market price and the for-sale affordable price and so for a project of this size, it's difficult to accommodate that and still make the project work and you run up to a point where it's a question of does the project move forward at all and I think you know we're close to that limit here, you know I don't know exactly where it is but that's what we're trying to juggle and so again, we're consistent with the land use map and have spent a lot of time working with staff and so for these reasons, we respectfully request your recommendation for approval. Thank you."

Next speaker was **Ann Kessler** of 2544 Club Level Drive and **Chris Lindsay** of 2627 Silas Peak Lane:

"We live in the same neighborhood off of Green Level Church. Right, you want to start? I can start. You know, I've been here five years now and I've seen Green Level Church Road development along that corridor. It's just been one development after another and I don't want to be negative, but I'm really opposed to townhomes. I would encourage all of you to drive down the road and take a look at the developments along the road. The two developments Crestmore and Greenmoor, they are all single-family homes. I would suggest if you're going to approve of something like this, ex out the townhomes and go with single-family homes and have the entrances like they were saying, within the two neighborhoods. If you make another entrance on Green Level, it's just going to cause more traffic problems on Green Level Church. You know, you talk about compatibility, well let's talk about single-family homes. Make them all single-family homes, that way they'll be compatible, and I got to tell ya, the road widening could be three or four years from now, you think about that, there's all kinds of development going on, and road widening could be several years. Oh, I'm sorry. Okay, the other thing I would ask the committee here is about affordability, I've been here five years, what does everybody consider here as affordability? I don't know what these townhouses are going to cost. Do you have any idea what they are going to cost? If they're only going to be a couple hundred thousand, I have to tell you, the homes in our area are from \$700,000 and up. If you bring in something that's lower cost, what's going to do to all the other homeowners in the area? Go ahead if you want. Yeah, like your neighbor. Go ahead Ann. Alright, I'm not going to say I'm opposed to the project, but I think there needs to be some compromise here. With single-family homes, we don't need more town homes. Drive

around, there's townhomes everywhere and apartments. Thank you so much for your time. I only found out about this recently, so I just have a few things. Again, are 32 families moving into this property? Is that the maximum? It could be a maximum of 32 units. Okay, so in my mind I am thinking that's 64 more cars and because there is a high school on Green Level West Church, it's Roberts, I'm sorry, Green Level Church and Roberts. I'm still new, don't know all my streets. The traffic because of the high school is, unless you're going to the high school, don't go on that road at certain times, certain hours of the day. When the kids start going and then dismissal, it's very hard to negotiate that right there. If you told me it was only going to be three houses, I would never be here. It would be no problem. But now you're saying 32 families. That's just on six acres. It's very congested roads. I'm not even sure if you're telling me that eventually Green Level West will be widened? I'm sorry, Green Level Church? I don't know when that's going to be, but right now it's two lanes with a high school, now you're telling me possibly 60 more cars there. It's not necessary. Thank you."

Chair Sherman closed the public hearing. She asked for more details about the widening.

Member Soh asked about the entrances and if there was a minimum distance.

Mr. Dalton gave information on the proposal of the right-in and right-out and that there were no safety concerns.

Member Khodaparast asked if there were any requirements for a median with a right in and right out.

Mr. Dalton said the preference is typically a median and when looking at the plans they would look at the options.

Member Soh said there was a median at Regency Oaks. She asked if there was a timeline for road widening.

Mr. Dalton said that they did not know at this time. He gave an example of what the four-lane median divided road would look like.

Chair Sherman asked if it widens north of Greenmoor Path and then come back.

Mr. Dalton said that it was correct that there was a taper transition area back to the section.

Ms. Kessler asked what the timeline was for when the widening would take place in Green Level from Jenks Street to Roberts Road.

Mr. Dalton said that it would be a State TIP project and there is nothing in the State TIP project currently, so well beyond 10 years or 20 years.

Chair Sherman asked Mr. Carpenter for additional information on the sale price of the units.

Mr. Carpenter said that they did not know the "For Sale" price because it would be based on the market at the time of development. The intent is to build larger townhome units.

Chair Sherman asked for additional questions for the applicant and then brought it back to the Board for additional questions and discussion.

Member Soh said that issues with room in the high school has been an ongoing problem and she unsure if she can support this.

Member Byrd said that there is no guarantee that every family will have children.

Member Soh was in favor of the connectivity for the extension of the Hillman Bend. She said there were pros and cons and asked if anyone would share their thoughts.

Member Mitchell said knowing that it may not be on the TIP for many years was what he wasn't sure of. He said that this may provide one or two affordable units. He said that housing affordability is a nationwide crisis. He said that he didn't want to diminish the housing stock but asked how they could save money and meet the policy obligations, and these were his concerns. He said he is in support of the rezoning and the conditions.

Chair Sherman said that school crowding is a problem.

Member Mitchell said that he understands the school crowding problem, but was just stating that Apex is a rapidly growing community and a beautiful community and one that is highly sought after.

Chair Sherman said that the Council needs to have discussions about priorities regarding affordable housing and the give and takes. She said the widening of the road was a concern with the number of schools and number of families in this area, but this is what the UDO calls for. This parcel will be challenging regardless of proposal. She stated at the moment, she is not supporting the project.

Member Byrd spoke about the conditions that have provided adequate stipulations within the proposal. She supports this on a land use basis. The connection of Hillman Bend is a benefit.

A **motion** was made by **Member Byrd** and seconded by **Member Rhodes** to recommend approval of Rezoning Case #24CZ15 Green Level Towns PUD.

Member Royal said that he sees benefits with the project but also some issues with the compatibility for the area for this rezoning. There are no townhomes in the immediate area.

Member Khodaparast said that there are compatibility issues and the single-family homes versus townhomes. He said there are a lot of people that want to live in this area and there would be more availability with townhomes. He is not sure if he will support this.

Member Braswell said there has been a while since someone has dedicated 30% of the land to Resource Conservation area. He said he realized the neighbors' concerns. He said he is in favor of this rezoning.

Member Mitchell asked if there was a condition that there could be no more than 4 units per building.

Ms. Staudenmaier said that was correct.

Member Mitchell asked if access to Green Level Church was an option or required. He said that if they chose not to do this option then there would be 32 multi-family units traveling out through single family.

Ms. Staudenmaier said that there is a condition that they can do a channelized right-in, right-out entrance, but if not would include a side path to get from Hillman Bend and also a temporary construction entrance. She said that Russell would be better to answer where the transportation flow would go if there wasn't a connection point to Green Level Church Rd.

Member Mitchell asked with the land use and zoning side, if they did not choose to make the connection to Green Level Church, then could they still have townhomes.

Ms. Staudenmaier said that was correct with the plan for the development of conditional zoning district, townhomes are allowed.

Ms. Khin said that town homes are considered single family homes in North Carolina.

VOTE: (6-3) Chair Sherman, Vice-Chair Royal and Member Soh dissenting.

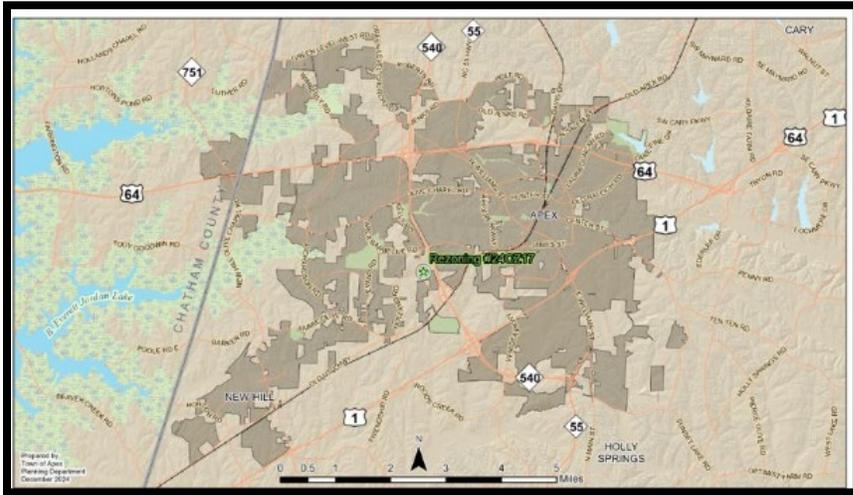
ITEM NO. 3 - REZONING CASE #24CZ17 Kelly Road Townhomes

Joshua Killian, Planner I, presented Rezoning Case #24CZ17 Kelly Road Townhomes- The applicant, Vasu Kollipara, along with their agent Matthew Carpenter, Parker Poe Adams and Bernstein LLP, seeks to rezone approximately ±5.97 acres from Residential Agricultural (RA) to High Density Single-Family-Conditional Zoning (HDSF-CZ). The proposed rezoning is located at 2305 & 2309 Kelly Road. Planning staff recommends approval of the rezoning.

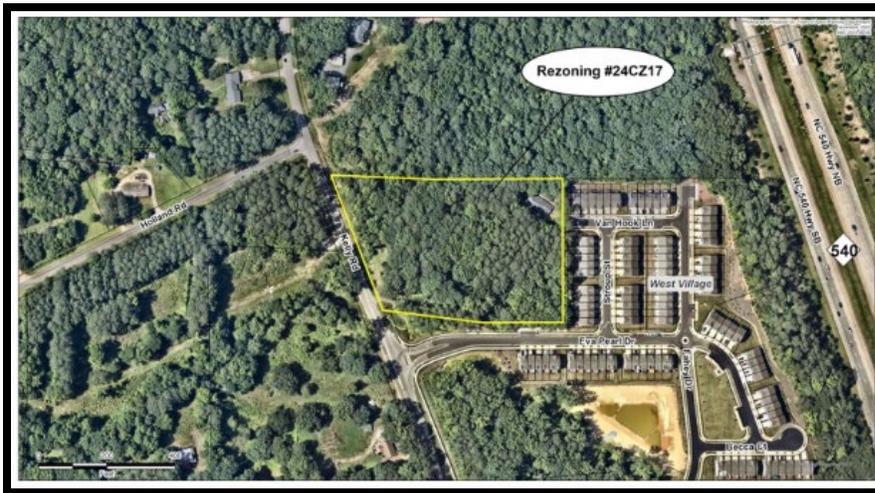
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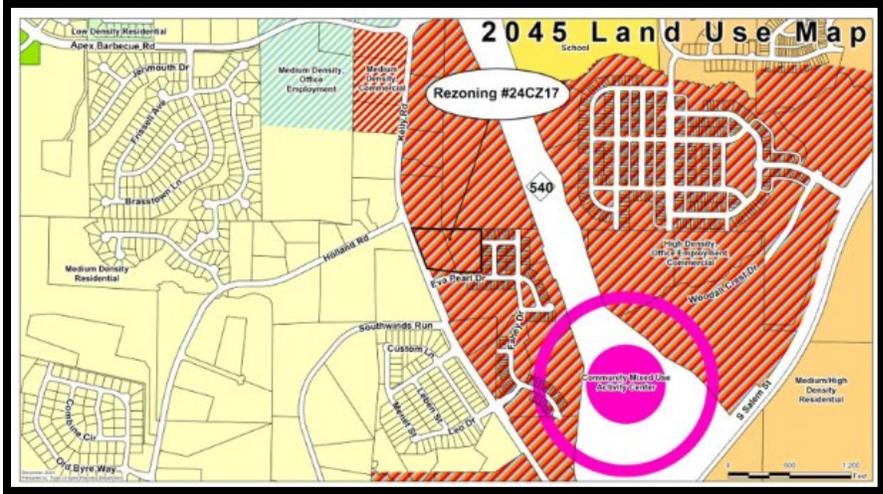
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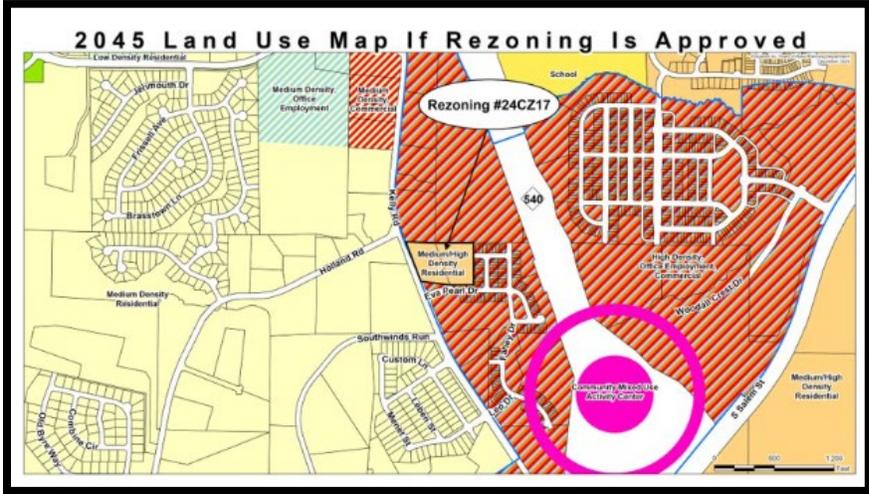
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[SLIDE 8]



[SLIDE 9]



[SLIDE 10]



Member Braswell asked if there would be a fee in lieu of the road.

Mr. Killian answered yes if they are not able to get the permits from the Army Corp of Engineers or any other permitting body.

Chair Sherman asked about the affordable housing units.

Mr. Killian said it was recommended that 5% for all total units for ownership would be offered to 135% of the Raleigh area MSA.

Matthew Carpenter with Parker, Poe at 301 Fayetteville Street in Raleigh spoke on behalf of the property owner/developer about the land use map designation in the staff report. He said it is a mixed-use designation. He said the existing stream would prevent any commercial use near Kelly Road. He said the other reason is the built-out nature of the West Village PUD that's adjacent to the East and to the South. He said that it would be incompatible to put high density residential and Commercial uses. He said that the third reason for justification for the land use map amendment is the large amount of commercial entitlement in the West Village PUD. He said that for these reasons he asked for the Board's approval.

Chair Sherman opened the public hearing. She asked the first speaker to come up.

First to speak was **Rebecca Sanda**, 2007 Eva Pearl Dr.:

"On this map is the end unit I don't really have a way to show you, but can I show you can you see the mouse? This unit right here we bought this a few years ago we fled from Cary because Cary has been taking all of their beautiful green spaces like what you have in Apex and turning them into endless rows of housing and town housing with no thought to the beautiful Greenery that is what brought us to this part of the country in the first place, and so we paid \$570,000 for an end unit and we have a view of greenery all the way around and then you also have these properties behind which have roof decks in a view of the greenery and so it sounds like you seems to be from what I've heard in the last discussion on approving a lot of these, if you do approve it or ask is that there be a significant tree buffer

between the houses that exist and what is coming in because what we've seen in Cary and in other places, is that the developers leave you know three or four scraggly pine trees in between all of the homes and it really diminishes you know those of us who value the view of the green spaces and all of the quiet and the birds that attracts and everything else. We don't want to live in a parking lot with endless Town Homes so that would be our concern, and I don't know how this works so would do you need me to sign or sign for public record?

Chair Sherman thanked the speaker and asked if there was anyone else to speak.

Chair Sherman closed the public hearing. She brought the item back to the Board for discussion and motion.

Member Mitchell asked what the differences were between the differences of the Housing Affordability statement. He also asked about where the policy resides relative to the AMI.

Chair Sherman encouraged Member Mitchell to read up on the Housing Advisory Board.

Ms. Killian said that he couldn't speak on that.

Ms. Bunce said that the Housing staff have those conversations with the applicant. She said that the AMI was based on the housing prices going up. She said that the Housing staff would be to speak on the discrepancy between the two rezonings.

Member Mitchell said that it was interesting that there is not Planners involved in the Housing staff conversations. They should start to be involved in that.

Chair Sherman said that was not a correct assessment.

Member Mitchell said that this is a conversation that can be held during a rezoning in an open public meeting if there is a variance of the AMI between projects. He said that he would educate himself more about this.

Member Soh asked what the current zoning for the townhomes that is adjacent to the project.

Mr. Killian said that it is Planned Unit Development-Conditional Zoning.

Member Khodaparast asked if there was a stream across the bank of the homes between the stub on Eva Pearl Dr and there and if so, is that developable.

Mr. Carpenter said that they did not know if that was jurisdictional. He said that the stream along Kelly Road is 100% jurisdictional.

Jeff Roach with Peak Engineering Design described the streams and if they were buffered. One stream shown on the map doesn't exist.

Member Soh if Mr. Roach would clarify what it means to not be on site.

Mr. Roach gave an explanation that it is not classified as an intermittent or perennial channel which does not bring a buffer to it and it also is not classified by the Army Corp of Engineer as a wetland. He gave more information on the southern boundary and the buffer.

Member Soh asked if the one parallel to Kelly Drive. She asked if it was 100' foot buffer.

Mr. Roach said that he was not sure if it was 100' all the way, but it was a 100' buffer on the side of the project. He said that is why the condition was added in case the Corps of Engineering doesn't approve for a permit.

Ms. Khin clarified that it was a 15' Type A.

Member Soh asked Member Hastings for his opinion of the proposal.

Mr. Hastings said that there was no one coming out against the project and it is like the development that is next to this project. He said that this project shows compatibility.

Chair Sherman asked the Board members to be cautious as their words have meaning and be cautious when we speak about our neighbors. There was someone who spoke against the rezoning. She asked Mr. Carpenter how there was there no affordable housing attached to this development.

Mr. Carpenter said the staff recommendation was the same for both cases, 135% AMI for 20 years at 5% of the total units for both this rezoning and previous. He said that what was happening was that with the restrictive covenant, private lenders are hesitant to give mortgages. He said that for government subsidized fully affordable projects, there is a different financing available.

Chair Sherman said that doesn't prevent the applicant from offering another solution.

Mr. Carpenter said that it is the same issue when it is a "For Sale" project.

Chair Sherman asked that the staff have more discussions around Affordable Housing. She asked if there was a possibility of a Housing Affordability project as part of this project.

Mr. Carpenter said they were open to hearing other ideas to commit to Housing Affordability. He gave more information on the overall approach on the zoning policy town-wide. He did want to point out that adding townhomes like this on small sites helps with housing affordability since it increases the housing supply in Apex.

Chair Sherman asked if the Board proposed a recommended approval of this development with an addendum that the applicant would go back to Housing Staff and look at other options.

Mr. Carpenter said that they would be happy to speak with Housing staff if there are additional sorts of creative recommendations.

Ms. Sanda asked how many units there were going to be.

Mr. Carpenter said there would be a maximum of 30.

Member Mitchell asked staff if the General Assembly adopted legislation that the Town can't condition affordable housing and that it must be incentivized or voluntarily offer as a condition.

Chair Sherman said she had not made a proposal and had not asked for a condition. She said she would make a proposal.

Member Mitchell said that he would caution them against creating a condition.

Chair Sherman said that Ms. Khin would not let her do that.

Ms. Khin said it was fine to discuss alternatives to Housing Staff's request. She said that Planning staff cannot ask for specific items and cannot recommend denial if there's not one proffered. The Town Council can look at the rezoning as a whole and determine if it's in

the best interest of the community. She said that the Planning staff can offer the developer alternatives from other rezoning cases so they can get other ideas, but it can't be suggested. The Housing Staff can make suggestions per the incentive policy.

Chair Sherman said that she wanted to confirm the buffer for the citizen who spoke.

Ms. Khin said it was a 15' Type A buffer that is along the existing PUD which is 30' wide.

Mr. Killian clarified the buffers provided by this project is only based on this property.

Member Mitchell encouraged staff to add a comment for consistency to address the environmental features are also prohibitive from being able to develop the site as non residential.

Ms. Khin said the full Planning Board would have to make that recommendation.

Member Mitchell made the motion to recommend approval of #24CZ17 with the conditions as proffered and with a recommendation that the statement of consistency be modified to include addressing the environmental features of the site are prohibitive of non-residential development as it might call for along Kelly Road.

Chair Sherman asked that a friendly amendment be added to encourage the applicant to continue conversations with Housing Staff to come up with a reasonable condition for affordable housing.

Member Mitchell said that he would accept the friendly amendment.

A **motion** was made by **Member Mitchell** and seconded by **Member Soh** to approve Rezoning Case #24CZ17 Kelly Road Townhomes with conditions that the applicant proffered. Applicant should return to conversations with Housing staff for consideration of affordable housing option as the condition originally recommended by staff via the incentive zoning policy does not work for the applicant. Additionally, the Planning Board recommended that staff provide additional context to the statement of consistency to include the environmental challenges that discourage the development of commercial uses in the project area.

VOTE: UNANIMOUS (9-0)

[NEW BUSINESS]

There was no new business.

[ADJOURNMENT]

A **motion** was made by **Vice-Chair Royal** and seconded by **Member Soh** to adjourn the Planning Board meeting at **6:25 p.m.**

VOTE: UNANIMOUS (9-0)

Tina Sherman
Planning Board Chair

Jeri Pederson
Lead Planning Technician

Submitted for approval by Jeri Pederson and approved on 2.10.2025.