



Final Comprehensive Plan Amendment



OFFICIAL USE ONLY

Case #: 18-1427

Master File #: _____

Date: _____

Received By: LR

Related Cases: 17-5445

Project Planner: Joyce

Please print or type and FILL OUT COMPLETELY (Electronic Submittal Required)

(Attach separate sheets if necessary)

In order to submit a Final Comprehensive Plan Amendment application, the preliminary Comprehensive Plan Amendment application must have been approved by the City Council through the screening process and advanced to the final docket for detailed review and further consideration.

Applications shall be submitted in person at City Hall or submitted via the City's online permit portal. Application fees are due at the time of application.

Project Name:	<u>Black Lake BLVD/US HWY 101</u>
Project Address:	<u>wo BLVD SW LOT, 1803 BLACK LAKE BLVD SW SITE</u>
Project Description:	<u>Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres)) → Rezoned to single designation of General Commercial (1.54 total acres).</u>
Size of Project Site:	<u>1.54 acres</u>
Assessor's Parcel Number(s):	<u>12821310801, 12821310300, 12821310701</u>
NAME OF APPLICANT:	<u>James Richards</u>
Mailing Address:	<u>2617 115th Ave NW, Gig Harbor, WA 98335</u>
Area Code and Phone #:	<u>206.478.0103</u>
E-mail Address:	<u>Bergenrichards@gmail.com</u>
NAME OF OWNER(S):	<u>James Richards</u>
Mailing Address:	<u>2617 115th Ave NW, Gig Harbor, WA 98335</u>
Area Code and Phone #:	<u>206.478.0103</u>
Email Address:	<u>Bergenrichards@gmail.com</u>
NAME OF AUTHORIZED REPRESENTATIVE (if different from above)	<u>SCJ Alliance</u>
Mailing Address:	<u>8730 Tallon Lane NE, Suite 200, Lacey, WA 98516</u>
Area Code and Phone #:	<u>360.352.1465</u>
E-mail Address:	<u>Hans.Shepherd@scjalliance.com</u>

PROPERTY INFORMATION

Full Legal Description(s): 21-18-2W NE-SW BEG AT X WLY LN 100F WIDE BLACK LK BLVD / SWLY

Existing Comprehensive Plan Designation: Professional Office/Residential

Proposed Comprehensive Plan Designation: General Commercial / Urban Corridor *Prof. Office & Multifamily Housing*

Existing Zoning: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres)) *Multifamily*

Proposed Zoning: General Commercial (1.54 total acres)

Shoreline Designation (if applicable): N/A

Special areas on or near site (show areas on site plan):

- | | |
|--|---|
| <input type="checkbox"/> None | |
| <input type="checkbox"/> Creek or Stream (name): _____ | |
| <input type="checkbox"/> Lake or Pond (name): _____ | |
| <input checked="" type="checkbox"/> Swamp/Bog/Wetland | <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine |
| <input type="checkbox"/> Scenic Vistas | <input type="checkbox"/> Historic Site or Structure |
| <input type="checkbox"/> Flood Hazard Area | |
-

Water Supply (name of utility, if applicable):

Existing: _____

Proposed: City of Olympia

Sewage Disposal (name of utility, if applicable):

Existing: _____

Proposed: City of Olympia

Access (name of street):

Existing: Existing Private Road w/ signalized access to Black Lake Blvd SW (shown on site plan)

Proposed: _____

SECTION 2: Fill out this section if the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code

☒ **Rezone** ☐ **Text Amendment**

Current land use zone: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres))

Proposed zone: General Commercial

Answer the following questions (attach separate sheet):

A. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?

- It is the goal of this amendment to eliminate the dual zoning designations currently in place by reclassifying the remaining (PO/RM) 0.73 acres as General Commercial. In effect, this will improve the ability of all entities to better regulate and develop the site.
 - While the only map amendment requested is that of the City of Olympia 2017 Zoning Map, it may prove beneficial to consider the update of the City of Olympia Future Land Use Map as *current* Zoning Designations appear to fall near the edge of the 200 ft consistency buffer (OMC 18.59.050).
- The proposed zoning amendment is compatible with established distances from areas designated General Commerce and Urban Corridor within the 2016 City of Olympia Future Land Use map (OMC 18.59.050).

B. How would the proposed change in zoning maintain the public health, safety and welfare?

- It is the goal of this amendment to eliminate the dual zoning designations currently in place by reclassifying the remaining 0.73 acres as General Commercial. In effect, this will better align the site with surrounding uses while providing a tiered buffer from adjacent High-Density Zoning/Uses, US 101, and residential developments south and west of the project site.
- Proposed future *General Commercial* development has the potential to improve multi-modal access to the area, define edges, and extend sightlines for all modes of travel.

C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?

- As this site currently has dual -zoning, the proposed amendment would effectively alleviate procedural and regulatory conflicts while reducing the barriers for future use.
- The proposed zoning designation is consistent with established development regulations as it would provide a tiered buffer from adjacent High-Density Zoning/Uses, US 101, and residential developments south and west of the project site.
 - GL6: Community beauty is combined with unique neighborhood identities. (PL6.1 and PL6.12)

D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?

- As this site currently has dual -zoning, it will simply shift the zoning district boundaries to the south and west edges of existing and adjacent parcels. This change would work to better define zones while maintaining the current balance already in place. As such, established compatibility would remain constant throughout this proposal.
 - All zones considered in this amendment are already in existence within adjoining districts.

E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

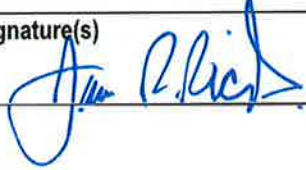
- Public services and facilities are already in place and available to serve potential future development. Utilities have been extended to existing property lines while emergency services and public transit are established in the area.

228'
jmy

SECTION 3: ADDITIONAL INFORMATION TO BE SUBMITTED - REQUIRED

- ☒ Maps showing the site and surrounding area
 - ☒ Environmental Checklist, including Section D, Supplemental Sheet for Non-Project Actions. The checklist must be signed and dated in Section C.
 - ☒ If the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code, Section 2 of this application must be completed.
 - ☒ Proposed text amendments, either for the Comprehensive Plan or Municipal Code, must be included in "bill format" with proposed additions shown in underlined text and proposed deletions shown in strikethrough text. Example: Proposed new text. ~~Proposed deleted text~~.
 - ☒ Application Fees are due at the time of submittal.
-

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm ☒ /do not affirm ☐ that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application (in the case of a rezone application). Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

Print Name <u>James R. Richards</u>	Signature(s) 	Date <u>3/30/18</u>
_____	_____	_____
_____	_____	_____

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,
Community Planning and Development

9/28/2017
Date



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: _____

Received By: _____

Related Cases: _____

Project Planner: _____



One or more of the following **Supplements** must be attached to this **General Land Use Application** and submitted electronically with the application:

- | | |
|---|--|
| <input type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Soil and Vegetation Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input checked="" type="checkbox"/> Other <u>Comp Plan Amendment, Rezone</u> |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | |

Project Name: Black Lake BLVD/US HWY 101

Project Address: 1807 BLACK LAKE BLVD SW LOT, 1803 BLACK LAKE BLVD SW SITE

Applicant: James Richards

Mailing Address: 2617 115th Ave NW, Gig Harbor, WA 98335

Phone Number(s): 206.478.0103

E-mail Address: Bergenrichards@gmail.com

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): SCJ Alliance

Mailing Address: 8730 Tallon Lane NE, Suite 200, Lacey, WA 98516

Phone Number(s): 360.352.1465

E-mail Address: Hans.Shepherd@scjalliance.com

Project Description: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres)) →

Rezoned to single designation of General Commercial (1.54 total acres).

Size of Project Site: 1.54 acres

Assessor Tax Parcel Number(s): 12821310801, 12821310300, 12821310701

*Comp. Plan Amendment
Required if property is to
be approved for Rezone.*

Section: 21

Township: 18

Range: 2W

Full Legal Description of Subject Property (attached ☒):

21-18-2W NE-SW BEG AT X WLY LN 100F WIDE BLACK LK BLVD / SWLY

Zoning: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential ^{Multi family} (0.73 acres) (PO/RM)

Shoreline Designation (if applicable): N/A

Special Areas on or near Site (show areas on site plan):

- | | |
|---|--|
| <input type="checkbox"/> Creek or Stream (name): _____ | |
| <input type="checkbox"/> Lake or Pond (name): _____ | |
| <input checked="" type="checkbox"/> Swamp/Bog/Wetland | <input type="checkbox"/> Historic Site or Structure |
| <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine | <input type="checkbox"/> Flood Hazard Area (show on site plan) |
| <input type="checkbox"/> Scenic Vistas | <input type="checkbox"/> None |

Water Supply (name of utility if applicable): _____

Existing: _____

Proposed: City of Olympia

Sewage Disposal (name of utility if applicable): _____

Existing: _____

Proposed: City of Olympia

Access (name of street(s) from which access will be gained): Existing Private Road w/ signalized access to Black Lake Blvd SW (shown on site plan)

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature  Date 3/30/18

Examiner I understand that for the type of application submitted, **the applicant is required to pay actual Hearing**
Initials **costs**, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants may be required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.



REZONE OR CODE TEXT AMENDMENT SUPPLEMENT

OFFICIAL USE ONLY

Case #: _____

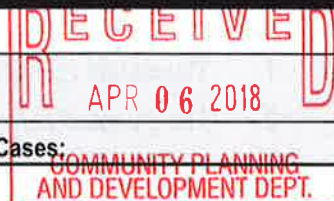
Master File #: _____

Date: _____

Received By: _____

Project Planner: _____

Related Cases: _____



☒ **Rezone**

☐ **Text Amendment**

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Proposed zone: General Commercial (1.54 total acres)

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 - While the only map amendment requested is that of the City of Olympia 2017 Zoning Map, it may prove beneficial to consider the update of the City of Olympia Future Land Use Map as *current* Zoning Designations appear to fall near the edge of the 200 ft consistency buffer (OMC 18.59.050). *Property is approx. 228' from change in boundary*
 - The proposed zoning amendment is compatible with established distances from areas designated General Commerce and Urban Corridor within the 2016 City of Olympia Future Land Use map (OMC 18.59.050). *4-12-18 jmp*
- B. How would the proposed change in zoning maintain the public health, safety and welfare?
- It is the goal of this amendment to eliminate the dual zoning designations currently in place by reclassifying the remaining 0.73 acres as General Commercial. In effect, this will better align the site with surrounding uses while providing a tiered buffer from adjacent High-Density Zoning/Uses, US 101, and residential developments south and west of the project site.
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 - All zones considered in this amendment are already in existence within adjoining districts.
- E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.
- Public services and facilities are already in place and available to serve potential future development. Utilities have been extended to existing property lines while emergency services and public transit are established in the area.

A Rezone Or Code Text Amendment Application shall accompany a General Land Use Application and shall include:
All required submittal materials, reports, plans, documents and applications shall be provided in electronic format (memory stick, USB drive, etc.).

1. The current zoning of the site.
2. The proposed zoning of the site.
3. Specific text amendments proposed in "bill-format." (See example.)
4. A statement justifying or explaining reasons for the amendment or rezone.
5. Reproducible maps (8½" x 17" or 11" x 17") to include a vicinity map with highlighted area to be rezoned and any nearby city limits, and a map showing physical features of the site such as lakes, ravines, streams, flood plains, railroad lines, public roads, and commercial agriculture lands.
6. A site plan of any associated project.
7. A site sketch 8½" x 11" or 11" x 17" (reproducible).
8. A typed and certified list, prepared by title company, of all property owners of record within 300 feet of the proposed rezone.
9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.
10. An Environmental (SEPA) Checklist.

NOTE: Although applications may be submitted at any time, site specific rezone requests are only reviewed twice each year beginning on April 1 and October 1.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

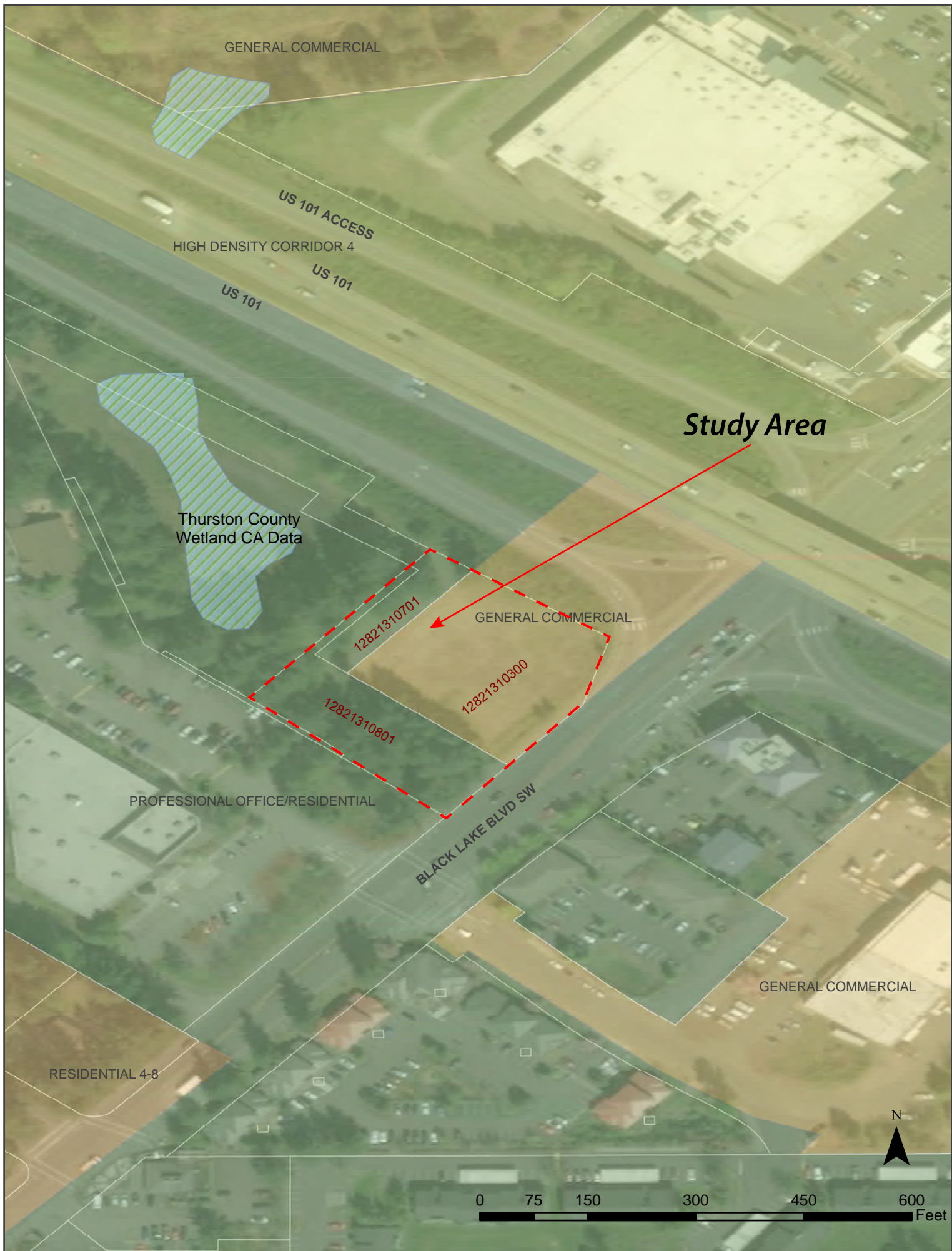
This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,
Community Planning and Development

12/1/2016

Date



GENERAL COMMERCIAL

US 101 ACCESS

HIGH DENSITY CORRIDOR 4

US 101

US 101

Study Area

Thurston County
Wetland CA Data

GENERAL COMMERCIAL

12821310701

12821310801

12821310300

PROFESSIONAL OFFICE/RESIDENTIAL

BLACK LAKE BLVD SW

GENERAL COMMERCIAL

RESIDENTIAL 4-8

N

0 75 150 300 450 600 Feet



Capital of Washington State

2017 ZONING MAP

0 0.25 0.5 0.75 1 Miles



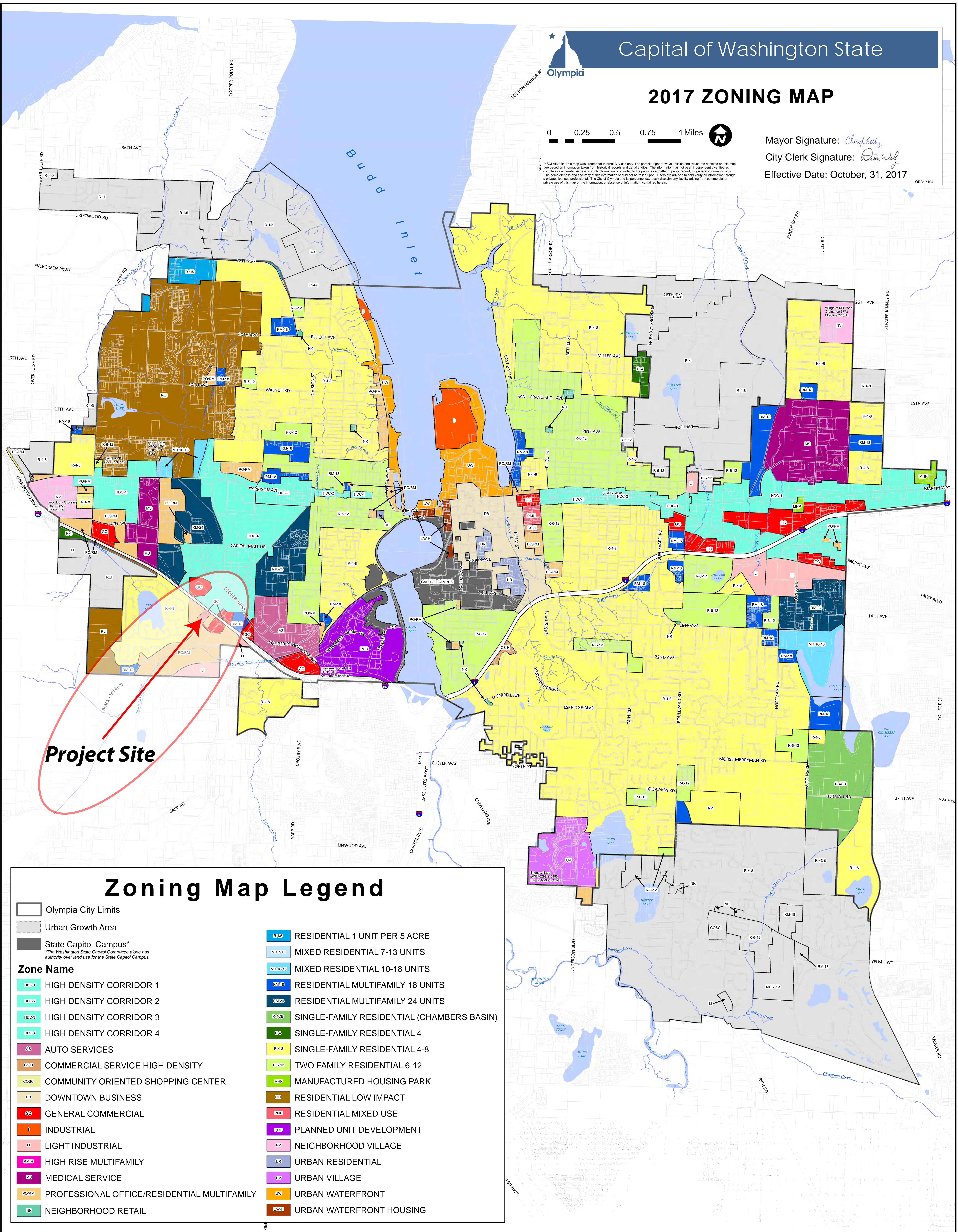
Mayor Signature: *Cheryl Berry*

City Clerk Signature: *Ram Wolf*

Effective Date: October, 31, 2017

ORD: 7104

DISCLAIMER: This map was created for internal City use only. The parcels, right-of-ways, utilities and structures depicted on this map are based on information taken from historical records and aerial photos. This information has not been independently verified as complete or accurate. Access to such information is provided to the public as a matter of public record for general information only. The completeness and accuracy of this information should not be relied upon. Users are advised to field-verify all information through a private, licensed professional. The City of Olympia and its personnel expressly disclaim any liability arising from commercial or private use of this map or the information, or absence of information, contained herein.



Zoning Map Legend

Olympia City Limits

Urban Growth Area

State Capitol Campus*
*The Washington State Capitol Committee alone has authority over land use for the State Capitol Campus.

Zone Name

HDC-1 HIGH DENSITY CORRIDOR 1

HDC-2 HIGH DENSITY CORRIDOR 2

HDC-3 HIGH DENSITY CORRIDOR 3

HDC-4 HIGH DENSITY CORRIDOR 4

AS AUTO SERVICES

CS-H COMMERCIAL SERVICE HIGH DENSITY

COSC COMMUNITY ORIENTED SHOPPING CENTER

DB DOWNTOWN BUSINESS

GC GENERAL COMMERCIAL

I INDUSTRIAL

LI LIGHT INDUSTRIAL

RM-H HIGH RISE MULTIFAMILY

MS MEDICAL SERVICE

PORM PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY

NR NEIGHBORHOOD RETAIL

R-1S RESIDENTIAL 1 UNIT PER 5 ACRE

MR-7-13 MIXED RESIDENTIAL 7-13 UNITS

MR-10-18 MIXED RESIDENTIAL 10-18 UNITS

RM-18 RESIDENTIAL MULTIFAMILY 18 UNITS

RM-24 RESIDENTIAL MULTIFAMILY 24 UNITS

R-4CB SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)

R-4 SINGLE-FAMILY RESIDENTIAL 4

R-4-8 SINGLE-FAMILY RESIDENTIAL 4-8

R-6-12 TWO FAMILY RESIDENTIAL 6-12

MHP MANUFACTURED HOUSING PARK

RLI RESIDENTIAL LOW IMPACT

RMU RESIDENTIAL MIXED USE

PUD PLANNED UNIT DEVELOPMENT

NV NEIGHBORHOOD VILLAGE

UR URBAN RESIDENTIAL

UV URBAN VILLAGE

UW URBAN WATERFRONT


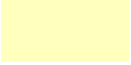
















UW-H URBAN WATERFRONT HOUSING

Future Land Use

Publication Date: 10/26/2016

Effective Date:10/31/2016

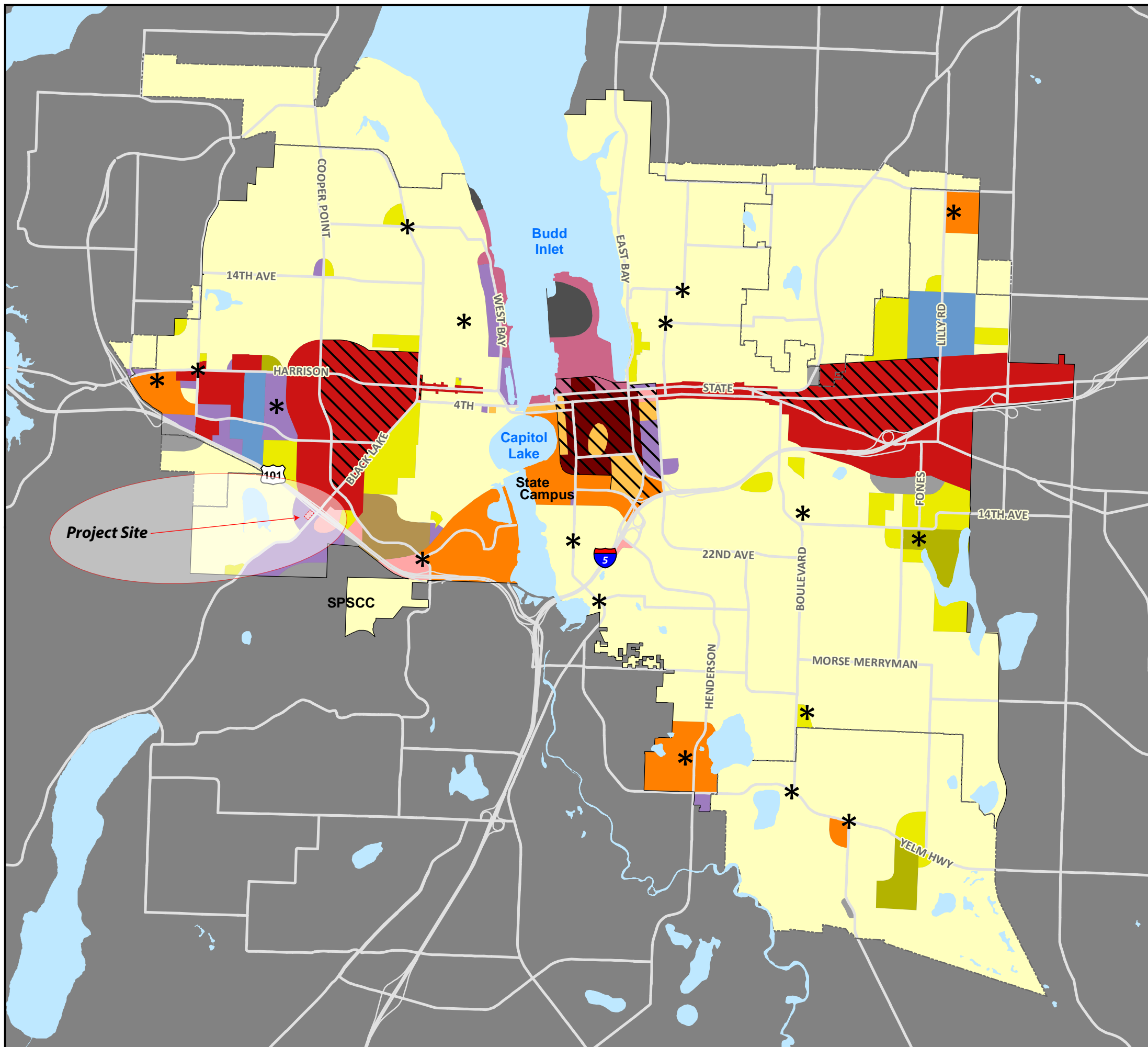
Ordinance #7104

-  High Density Neighborhoods Overlay
-  Low Density Neighborhoods
-  Medium Density Neighborhoods
-  Mixed Residential
-  Neighborhood Centers
-  Residential Mixed Use
-  Planned Developments
-  Professional Office & Multi-family Housing
-  Urban Corridor
-  Urban Waterfront
-  Central Business District
-  General Commerce
-  Auto Services
-  Medical Services
-  Light Industry
-  Industry
-  City Limits
-  Urban Growth Area

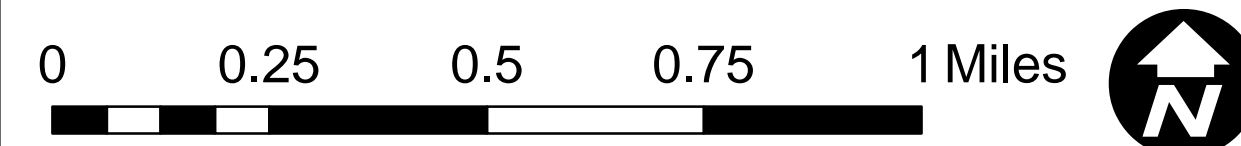


0 0.5 1
Miles

The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.



2016 DESIGN REVIEW MAP



Mayor Signature: *Chris Gels*
City Clerk Signature: *Jane Kugler-Kirkemo*
Effective Date: August 30, 2016

DISCLAIMER: This map was created for internal City use only. The parcels, right-of-ways, utilities and structures depicted on this map are based on information taken from historical records and aerial photos. The information has not been independently verified as complete or accurate. Access to such information is provided to the public as a matter of public record, for general information only. The completeness and accuracy of this information should not be relied upon. Users are advised to first verify all information through a private, licensed professional. The City of Olympia and its personnel expressly disclaim any liability arising from commercial or private use of this map or the information, or absence of information, contained herein.

ORD: 7032

Project Site

Design Review Map Legend

- Olympia City Limits
- Urban Growth Area

Design Review District Name

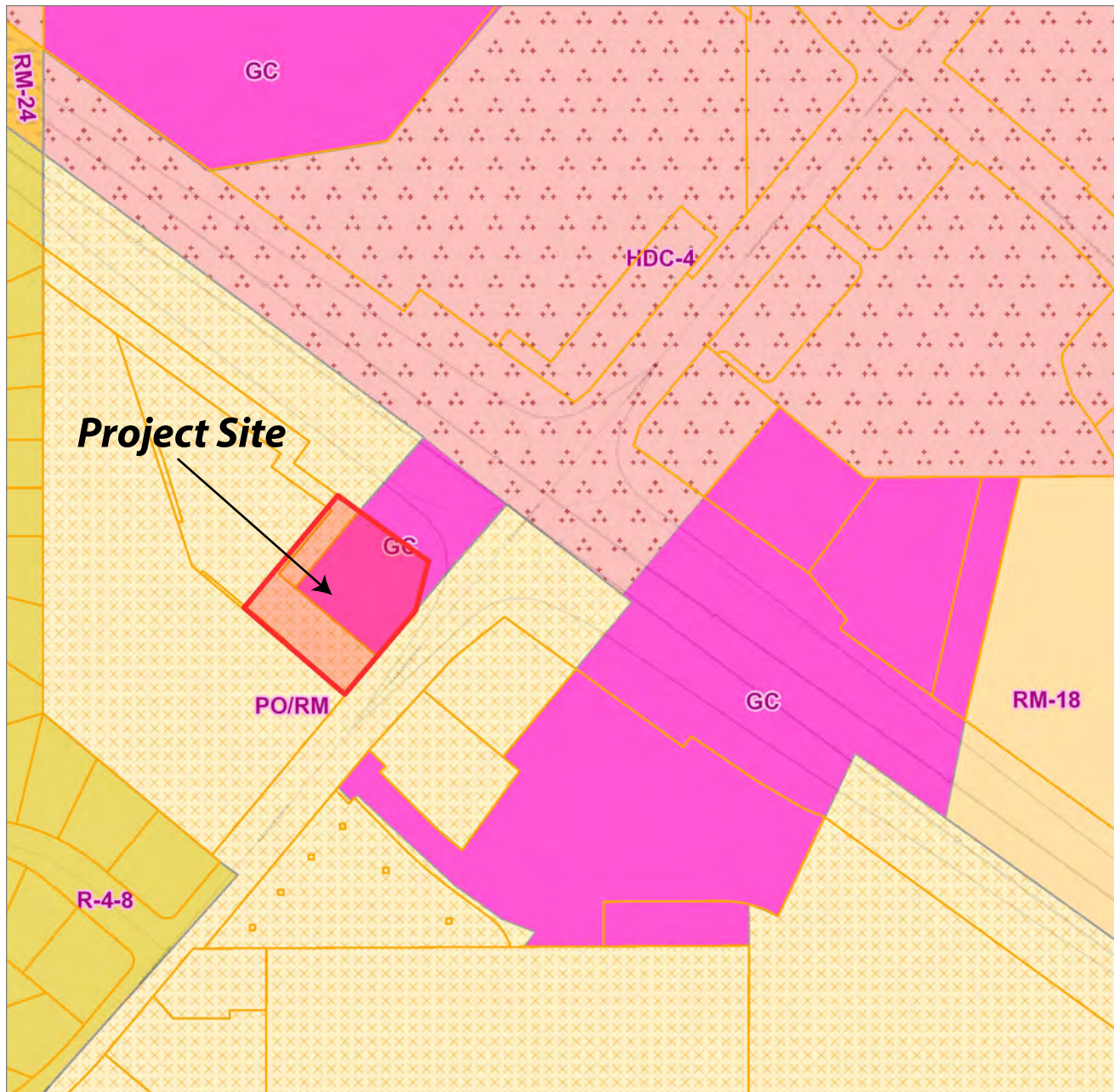
- AUTO ORIENTED DISTRICT
- DESIGN REVIEW CORRIDOR
- DOWNTOWN DISTRICT
- FREEWAY CORRIDOR
- HIGH DENSITY CORRIDOR
- INFILL REGULATIONS
- PEDESTRIAN OVERLAY STREET A
- PEDESTRIAN OVERLAY STREET B
- PORT DESIGN DISTRICT
- RESIDENTIAL SCALE CORRIDOR
- WEST BAY DRIVE DISTRICT

Pedestrian Streets

- A
- B
- Design Review Corridors

Zoning Code Name

- HDC-1 HIGH DENSITY CORRIDOR 1
- HDC-2 HIGH DENSITY CORRIDOR 2
- HDC-3 HIGH DENSITY CORRIDOR 3
- HDC-4 HIGH DENSITY CORRIDOR 4
- AS AUTO SERVICES
- CS-H COMMERCIAL SERVICE HIGH DENSITY
- COSC COMMUNITY ORIENTED SHOPPING CENTER
- DB DOWNTOWN BUSINESS
- GC GENERAL COMMERCIAL
- I INDUSTRIAL
- LI LIGHT INDUSTRIAL
- RM-H HIGH RISE MULTIFAMILY
- MS MEDICAL SERVICE
- PO/IRM PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY
- NR NEIGHBORHOOD RETAIL
- MR 7-13 MIXED RESIDENTIAL 7-13
- MR 10-18 MIXED RESIDENTIAL 10-18 UNITS
- R 1/5 RESIDENTIAL 1 UNIT PER 5 ACRE
- RM-18 RESIDENTIAL MULTIFAMILY 18
- RM-24 RESIDENTIAL MULTIFAMILY 24 UNITS PER ACRE
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- R-4 SINGLE-FAMILY RESIDENTIAL 4
- R-4-8 SINGLE-FAMILY RESIDENTIAL 4-8
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- RLI RESIDENTIAL LOW IMPACT
- RMU RESIDENTIAL MIXED USE
- PUD PLANNED UNIT DEVELOPMENT
- NV NEIGHBORHOOD VILLAGE
- UR URBAN RESIDENTIAL
- UV URBAN VILLAGE
- UW URBAN WATERFRONT
- UW-H URBAN WATERFRONT HOUSING

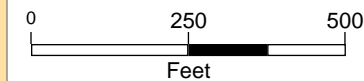


Zoning

Legend

Parcel Boundaries	CBD - Central Business District
Zoning	CBD 4 - Central Business District 4
AC - Arterial Commercial	CBD 5 - Central Business District 5
AG - Agriculture	CBD 6 - Central Business District 6
AQUATC - Aquatic	CBD 7 - Central Business District 7
ARI & ARI2 - Airport Related Industry	CC - Core Commercial
AS - Auto Services	CC/CS-H - Capitol Campus/Commercial Service High
BD - Brewery	CCD - Community Commercial
BP - Business Park	CD - Commercial Development
C - Cemetery	COM - Commercial
C-1 - Commercial	COSC - Commercial Oriented Shopping Center
C-2 - Heavy Commercial	
C-3 - Large Lot Commercial	
C-3 - Special-Use Commercial	
CBC & CBC2 - Capitol Boulevard Community	

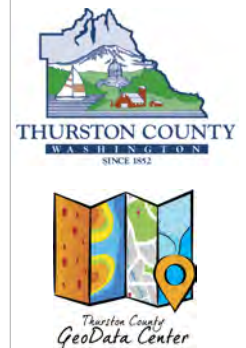
Scale 1: 5,364



Map Created Using GeoData Public Website

Published: 4/3/2018

Note:



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.

