

**Instructions to reader:** This chapter will repeal and replace [EMC 19.02](#), Legal Effect and Applicability, with the sections as outlined below. For a summary of the effect of the changes to this chapter, including the addition of the repeal of contract rezones, please visit the Rethink Zoning Library at <https://everettwa.gov/2453/Rethink-Zoning-Library>.

## Chapter 19.02 Legal Effect and Applicability

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#### **19.02.010 Time of effect.**

This title, including amendments, applies to every development, use, action or activity commenced or engaged in after the effective date of this title, or amendment, unless expressly provided otherwise.

#### **19.02.020 Applicability.**

This title shall apply to all land and waters within the corporate boundaries of the city, except as otherwise provided by law.

#### **19.02.030 Benefits.**

This title shall be enforced for the benefit of the health, safety and welfare of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the provisions of this title.

#### **19.02.040 Limitations.**

It is the intent of this title to place the obligation of complying with its requirements upon the developers, permit applicants, owners and occupiers of the land or building within its jurisdiction. No provision of, or term used in this title is intended to impose any duty upon the city or any of its officers or employees. Nothing contained in this title is intended to be nor shall be construed to create or form the basis for any liability on the part of the city, its officers, employees or agents for any injury or damage resulting from a failure to comply with provisions of this title, or by reason of or in consequence of any permission, denial or approval authorized or issued or done in connection with the implementation or enforcement pursuant to this title or by reason of any action or inaction on the part of the city related in any manner to the implementation or enforcement of this ordinance by the city, its officers, employees or agents.

#### **19.02.050 Relationship to other regulations and requirements.**

All uses and development authorized by this chapter shall comply with all other regulations and requirements of the Everett Municipal Code or any other local, state or federal agency that has jurisdiction by law over land uses and development authorized by this chapter. Where a conflict exists between this chapter and other regulations, the more stringent requirements shall apply. If the requirements of any section of this title conflict with any other

section, the more restrictive requirement shall apply. If, in the opinion of the planning director, neither section is more restrictive, the planning director shall determine how to apply the code.

**19.02.060 Land use.**

- A. No building, structure or property shall hereafter be used and no building or part thereof shall be built, enlarged, demolished or moved except in conformity with the provisions of this title for the zone in which it is located. When the requirements of this title, as applied to a specific property, use or building are unclear, the planning director is hereby authorized to interpret how the requirements of this title shall apply.
- B. No lot, yard, off-street parking or loading area, or other open space shall hereafter be reduced below the minimum requirements of this title. No existing lot, yard, off-street parking or loading area or other open space less than the minimum required by this title shall be further reduced unless specifically authorized by an approval granted under one of the review processes described in this title.
- C. Specific vs. General. Wherever a use is both specifically listed and generally implied in the use table, the more specific regulations shall supersede the general regulations.
- D. Listed vs. Unlisted Uses. See EMC 19.05.070.

**19.02.070 Design review.**

The planning director may engage the services of a licensed architect, or other licensed design professional when the director deems it appropriate and in the public interest, to provide recommendations in connection with the review of any project that:

- A. Is subject to any design standard or guideline established in this title; or
- B. Involves discretionary design-related decisions, such as a modification of design standards, authorized in this title. Recommendations of the architect or design professional shall be advisory only, and shall not otherwise limit the director’s authority to require changes in any project design to meet the design requirements of this title or the director’s discretion to approve or deny requested modifications or apply discretionary design criteria.

**19.02.100 Repeal of Contract Rezones**

The ordinances and resolutions in Table 2-1, which are either contract or concomitant rezones or development agreements, are hereby repealed. Ordinances to be repealed are identified as “ORD” and Resolutions to be repealed are identified as “RES”.

*Table 2-1: Ordinances and Resolutions to be Repealed*

ORD_RES	NAME_APP	LOCATION	URL_LASERFICHE	APPROVAL DATE
ORD. 429-76	Madison Villas/EHA	Glenwood Ave and Fern Road	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=916052">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=916052</a>	12/15/1976
ORD. 452-77	Schmelzer	66th Pl SE and Fleming Street	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=914529">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=914529</a>	5/18/1977
ORD. 512-78 RES. 3160	Evergreen Terrace	Evergreen Way and 44th Street SE	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=912690">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=912690</a> <a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=705933">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=705933</a>	4/26/1978
ORD. 639-79	Jade	3rd Ave SE	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=908769">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=908769</a>	10/17/1979
ORD. 688-80	Soundview	Greenwood Ave and El Charlee Street	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=908228">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=908228</a>	5/7/1980
ORD. 664-80 (Phase I) ORD. 767-81 (Phase II)	Dujardin Property	North of Everett Mall Way between East Inner City Ave and 3rd Ave SE	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=908447">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=908447</a> <a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=846058">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=846058</a>	2/13/80; 3/18/1981
ORD. 696-80	Moberg, Gary	15th Street and E Marine View Drive	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=908210">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=908210</a>	6/4/1980

ORD_RES	NAME_APP	LOCATION	URL_LASERFICHE	APPROVAL DATE
ORD. 732-80	Gilbertson, Merlin	South Broadway between 1st and 2nd Ave	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=890086">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=890086</a>	9/24/1980
ORD. 797-81	Claremont Village	50th Evergreen Way	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=845708">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=845708</a>	8/21/81;6/23/1986
ORD. 734-80	Workman, W.O.	37th Street N and Grand Avenue	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=890068">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=890068</a>	10/8/1980
RES. 769-81 ORD. 2085-95 ORD. 2728-03	Glenwood Terrace	West side of Glenwood Ave near 53rd Street SW	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=846054">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=846054</a> <a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=671122">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=671122</a> <a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=2648">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=2648</a>	10/22/2003
ORD. 766-81	Seattle North Development Company	South of 100th Street, W of I-5	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=846060">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=846060</a>	3/11/1981
ORD. 784-81	Myszkowski, Edward	6629 Beverly Blvd and Madison Street	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=845734">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=845734</a>	5/20/1981
ORD. 951-83	Sunridge	1st Drive SE	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=837736">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=837736</a>	6/13/1983
ORD. 762-81	Matthews, Harry	6417 Rainier Drive	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=846068">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=846068</a>	3/12/1981
ORD. 872-82	TriStar Development Co	Hardeson Road and 5th Ave W	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=842388">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=842388</a>	7/2/1982
ORD. 882-82	Puget Sound Industrial Association	South of Kasch Park to 100th Street SW	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=842368">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=842368</a>	9/1/1982
ORD. 953-83	Community Transit	2300 Kasch Park Road and Airport Road	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=837730">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=837730</a>	6/22/83; 2/24/03
ORD. 912-82	Ware	19th Ave and 100th St SE	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=841953">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=841953</a>	12/29/1982
ORD. 1006-84	Bolser Tire	542, 5501, 5511 Fleming Street	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=834108">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=834108</a>	2/22/1984
ORD. 1000-84	Kroeze Bros	North of Beverly Blvd and Broadway Intersection	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=834120">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=834120</a>	1/25/1984
ORD. 1052-84	RAMO Office Building	East of 19th Ave SE and North of the Church of Latter Day Saints	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=831170">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=831170</a>	7/25/1984
ORD. 1049-84	Birdseye, Robert; Maltby Tank and Barge	Lenora St and S 1st Avenue; Town of Lowell	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=831174">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=831174</a>	7/11/1984
ORD. 1156-85	Thorsen, Roy; Central Body Works	3113 Grand Ave	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=993903">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=993903</a>	7/31/1985
ORD. 1134-85	Associated Sand and Gravel Co Inc	East of Upper Ridge Road, North of 73rd Street SW	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=993901">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=993901</a>	4/24/1985
ORD. 1190-85	Washington Oakes	1717 Rockefeller Ave	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=829736">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=829736</a>	12/4/1985
ORD. 1194-85	Everett Marina Village; Port of Everett	Port-Marina Village	<a href="https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=829703">https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=829703</a>	12/12/1985

ORD_RES	NAME_APP	LOCATION	URL_LASERFICHE	APPROVAL DATE
ORD. 1224-86	Solie, Lloyd	East of 88th Street SE and 92nd Street SE, west of the PUD ROW	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=799224">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=799224</a>	1/22/1986
ORD. 1225-86	Johnson, Alan	Everett Mall Way, east of PUD ROW	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=799219">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=799219</a>	1/22/1986
ORD. 1275-86	Eastmont Properties	West of Merchant Way and Meadow Way, north of 94th Street SE, south of EL Capitan Way and east of I-5.	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=799107">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=799107</a>	8/6/1986
ORD. 1276-86	Prince of Peace Lutheran Church	9320 Meadow Way	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=799102">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=799102</a>	8/6/1986
ORD. 1277-86	Wibblemean-Eastmont Auto Rebuild	West of Merchant Way and Meadow Way, north of 94th Street SE, south of EL Capitan Way and east of I-5	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=799100">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=799100</a>	8/6/1986
ORD. 1343-87	Brenner, Berle	125 SW Everett Mall Way	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=798071">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=798071</a>	3/25/1987
ORD. 1513-88	Johnson, Richard	100th St SW and 1st Ave SE; MF	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=788939">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=788939</a>	8/10/1988
ORD. 1535-88	Byrnes-Undi	10315-10333 19th Avenue	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=986993">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=986993</a>	11/9/1988
ORD. 1586-89	Craig Investment	Casino Road W and 5th Ave W	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=1018555">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=1018555</a>	5/10/1989
ORD. 1589-89	Madison Court	North of Madison Street, approx. 150-ft west of Beverly Blvd	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=1018557">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=1018557</a>	5/17/1989
ORD. 1639-89	Bill Saunders Investment	19th and Chestnut Street	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=731904">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=731904</a>	10/18/1989
RES. 3930 ORD. 2031-94 (Phase I) ORD. 2048-95 (Phase II)	Titan 112th	112th Street SW and Hollowdale Place	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=686409">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=686409</a> <a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=672460">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=672460</a> <a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=671194">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=671194</a>	4/12/1995
ORD. 1566-89	Meridian Asphalt Batch Plant	East Marine View Drive and 15th Street	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=1018550">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=1018550</a>	3/1/1989
RES. 3455 ORD. 1905-92	Coons, Robert and Jeannette	10207 19th Ave SE	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=697393">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=697393</a> <a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=698154">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=698154</a>	11/25/1992
RES. 4644 RES. 4753 (amendment)	Hearthstone Apartments	North of Merrill Creek PKWY between Narbeck Creek and Merrill Creek	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=531953">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=531953</a> <a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=500301">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=500301</a>	8/12/1998
RES. 3843 ORD. 2016-94	Lakecrest Construction	10660 7th Ave SE	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=693826">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=693826</a> <a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=672540">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=672540</a>	7/13/1994
RES. 4315 ORD. 2225-97	Pacific Rim Development	9800 block of 2nd Ave W	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=682549">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=682549</a> <a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=682549">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=682549</a>	6/11/1997

ORD_RES	NAME_APP	LOCATION	URL_LASERFICHE	APPROVAL DATE
			<a href="https://lfportal.everettwa.gov/View.aspx?id=532772">cView.aspx?id=532772</a>	
RES. 4548 (Intent)  ORD. 3198-10	Aurdal/Dwayne Lane	2225 116th St SE and 23 Drive SE	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=673671">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=673671</a> <a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=333284">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=333284</a>	4/22/1998
RES. 4548	See Aurdal/Dwayne Lane	730 105th St SW	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=673671">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=673671</a>	4/22/1998
RES. 4974 (intent)	Scrupps, William	10121 9th Ave W	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=474980">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=474980</a>	11/15/2000
RES. 4549 (Intent)	Bumpass, Earl	10121 9th Ave W	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=673669">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=673669</a>	1/21/1998
RES. 5076 (intent) ORD. 2522-01	Group 4 Property  See Builder Investment Group (2009 & 2017)	19th Ave SW and North of Fred Myer on 132nd Street SE	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=474711">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=474711</a> <a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=2089">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=2089</a>	7/11/2001
RES. 5382 (rezone, PDO)  RES. 6814 (amend master plan)  RES. 7382 (amend dev ag)	North Marina/Port of Everett/Waterfront Place Central	North of North Marina Boat Channel, South of the 10th Street Boat Launch, west of West Maine View Drive and east of the Everett Harbor Line	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=456522">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=456522</a> <a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=3775">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=3775</a> <a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=997648">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=997648</a>	9/17/2003
RES. 5363 (rezone & dev ag)	Singh, Balbir	West Casino Rd and 5th Ave W	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=456565">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=456565</a>	7/16/2003
ORD. 2704-03	Mitrachkaw Property	3900 Wetmore Avenue	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=2549">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=2549</a>	7/16/2003
ORD. 2846-05	Lee Rezone	Evergreen Way and 4th Ave W	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=3797">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=3797</a>	7/20/2005
ORD. 2956-06	Clark-East	96th Place SE and East of 19th Ave SE	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=7277">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=7277</a>	12/13/2006
RES. 4866 (intent)	Safeway Inc	West of 4100 Block of Terrace Drive	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=489124">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=489124</a>	1/26/2000
RES. 4547 ORD. 2273-98	Clark - Fountain	2126 & 2130 116th St SE and 19th Ave SE	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=1519">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=1519</a> <a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=673674">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=673674</a>	1/21/1998
ORD. 2926-06	Clark - Eastmont	19th Ave SE between 96th Pl SE and 98th Street SE	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=7117">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=7117</a>	7/26/2006
ORD. 2786-04 (rezone)	Asarco Smelter Site	SR 529 and East Marine View Drive	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=3228">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=3228</a>	9/8/2004
RES. 5601	Frauenholtz Property	Pecks Drive and Cady Road	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=440120">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=440120</a>	3/23/2005
ORD. 3033-07	Anthem Self Storage LLC	<a href="#">1610 SE Everett Mall Way</a>	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=11682">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=11682</a>	10/24/2007
ORD. 3086-08	Miller Property	East of Hwy 99 at 4th Ave W	<a href="https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=283081">https://lfportal.everettwa.gov/WebLink/DoView.aspx?id=283081</a>	8/13/2008