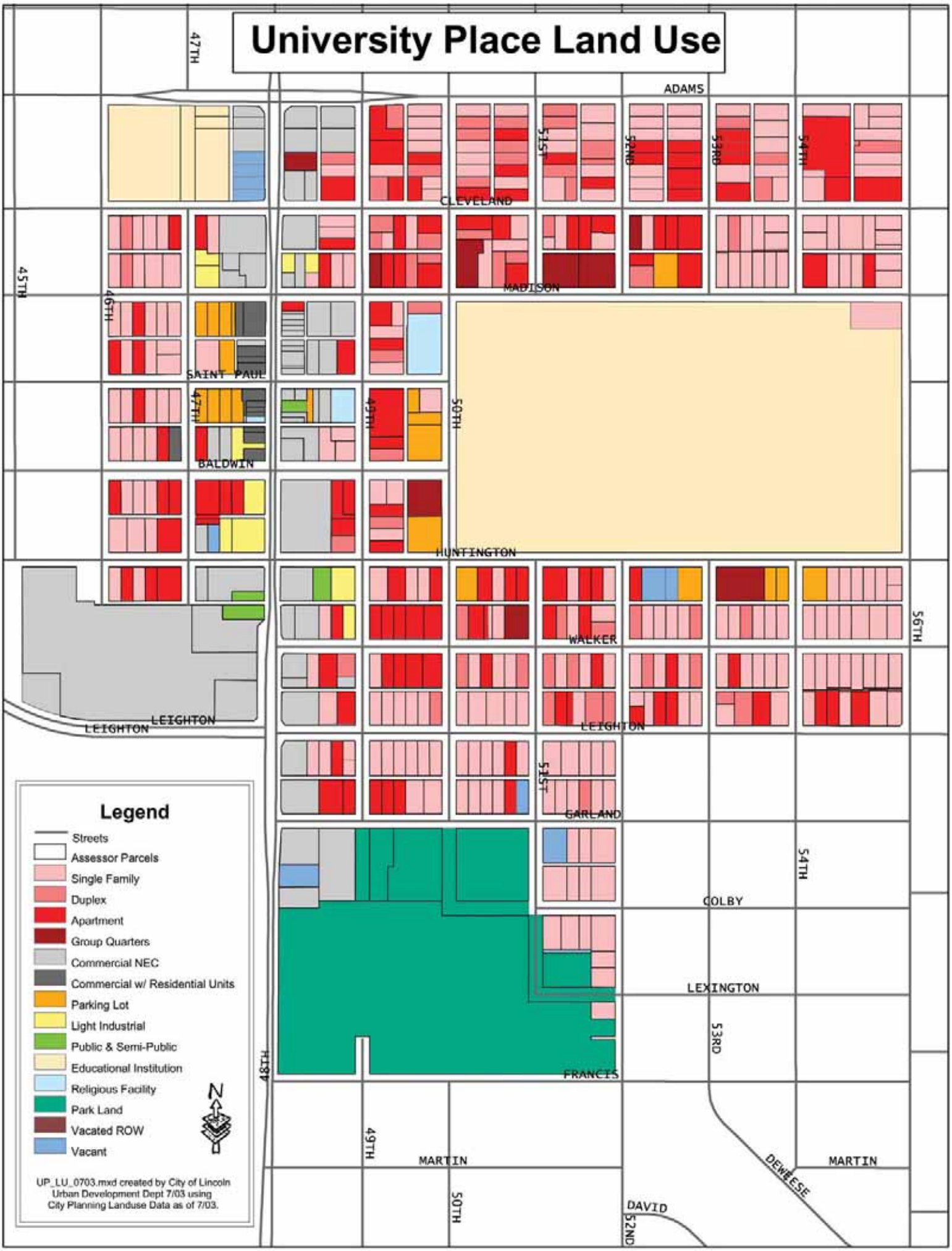University Place Land Use