



Planning Commission Meeting
Thursday, December 17, 2015
City Hall Council Chambers
5249 S. South Pointe Dr. Washington Terrace City
801-393-8681

1. **ROLL CALL** 6:00 p.m.
2. **PLEDGE OF ALLEGIANCE**
3. **WELCOME**
4. **RECURRING BUSINESS**
 - 4.1 **MOTION: APPROVAL OF AGENDA**
Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.
 - 4.2 **MOTION: APPROVAL OF MINUTES FOR OCTOBER 29, 2015**
5. **SPECIAL ORDER**
Special orders will proceed as follows: Chair introduction of item, staff/applicant presentation, questions by commission, Chair opens public hearing, citizen input; Chair closes public hearing, then commission final discussion.

5.1 PUBLIC HEARING: TO RECEIVE COMMENT IN SUPPORT AND OPOSITION TO A PROPOSED AMENDMENT TO THE ZONING MAP AT APPROXIMATELY 600 EAST AND 5700 SOUTH FROM A-1 (AGRICULTURE TO R-1-6 (RESIDENTIAL))
6. **NEW BUSINESS**
 - 6.1 **MOTION/ORDINANCE 16-01: MOTION TO RECOMMEND APPROVAL OF ORDINANCE 16-01 AMENDING THE ZONING MAP FOR A CERTAIN PARCEL WHERE AN ZONING MAP AMENDMENT APPLICATION WAS FILED**
 - 6.2 **MOTION: APPROVE THE 2016 ANNUAL MEETING SCHEDULE**
7. **UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND ZONING ISSUES**
8. **UPCOMING EVENTS**
December 25th: City Offices Closed for the Christmas Holiday

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 395-8283

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and faxed to the *Standard Examiner* at least 24 hours prior to the meeting.
Amy Rodriguez, Washington Terrace City Recorder

January 1st : City Offices Closed for New Years Day
January 5th: Oath of Office Swearing in Ceremony 5:30 p.m.
January 5th: City Council Meeting 6:00 p.m.
January 29th : Planning Commission Meeting 6:00 p.m.

9. MOTION: ADJOURN THE MEETING

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Amy Rodriguez, Washington Terrace City Recorder

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City of Washington Terrace

Minutes of a Regular Planning Commission Meeting held on
Thursday, October 29, 2015
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

10 **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

11 Chairman Wallace Reynolds
12 Commissioner Scott Barker
13 Commissioner Larry Weir
14 Commissioner T.R. Morgan
15 Commissioner Charles Allen
16 Vice- Chair Scott Larsen – excused
17 Commissioner Dan Johnson- excused
18 City Recorder Amy Rodriguez
19 City Building Official Jeff Monroe
20 City Attorney Bill Morris

21
22 **Others Present**

23 None

24
25 **1. ROLL CALL**

6:00 p.m.

26
27 **2. PLEDGE OF ALLEGIANCE**

28
29 **3. WELCOME**

30
31 **4. RECURRING BUSINESS**

32
33 **4.1 MOTION: APPROVAL OF AGENDA**

34 **Motion by Commissioner Barker**
35 **Seconded by Commissioner Morgan**
36 **to approve the agenda**
37 **Approved unanimously (5-0)**

38
39 **4.2 MOTION: APPROVAL OF MINUTES FOR JULY 30, 2015**

40 Commissioner Allen strongly recommended that the language in lines 68-75 be deleted in
41 their entire because he stated that the comments are derogatory towards several Council
42 Members. He stated that he feels that it is unprofessional and disrespectful. Chairmen
43 Reynolds stated that there is nothing derogatory in the remarks and that Commissioner
44 Morgan was just stating Council voting facts. He stated that the motion is to approve the
45 minutes of what happened at the meeting and not what may or may not have been said
46 before or after the meeting. Commissioner Allen stated that he takes exception to the
47 reasoning, stating that he feels the comments were a personal attack on the Council

48 Members who voted the way that they did. He stated that no one should be questioned
49 on the way that they voted. Commissioner Morgan stated that he only stated what
50 happened and was not trying to be derogatory, noting that he was stating the history of
51 the ordinance. Commissioner Weir stated that he feels that the minutes should be kept as
52 written.

53
54
55 **Motion by Commissioner Weir**
56 **Seconded by Commissioner Barker**
57 **to approve the minutes of July 30, 2015**

58 **Approved 3-0**

59 **Commissioner Weir- Aye**

60 **Commissioner Barker- Aye**

61 **Chairman Reynolds- Aye**

62 **Commissioner Allen -Nay**

63 **Commissioner Morgan abstained his vote with the reason that it is**
64 **his comment called into question.**

65
66 **5. NEW BUSINESS**

67
68 **5.1 MOTION/ORDINANCE 15-08: MOTION TO RECOMMEND APPROVAL**
69 **OF ORDINANCE 15-08 TO AMEND SECTION 17.48.010 “ SWIMMING**
70 **POOL AMENDMENTS”**

71
72 Monroe stated that the current ordinance does not follow the ICC Swimming Pool Code, stating
73 that Washington Terrace is more restrictive. He stated that changing the ordinance would reduce
74 the parameter 10 foot rule to a 5 foot rule. Commissioner Morgan wanted to know if non-
75 conforming existing pools would be grandfathered in. Monroe stated that any existing pools
76 would exceed the parameter distance being proposed. Chairman Reynolds asked how many
77 permanent pools are in the Terrace. Monroe stated that there are quite a few and he knows of at
78 least 20 permanent pools. Chairman Reynolds noted that above ground pools are sometimes
79 closer than 5 feet. Monroe stated that he tries to monitor those pools that are out of compliance.
80 Monroe stated that there are about 2-4 new pool requests per year. Monroe stated that the
81 ordinance would also apply to hot tubs. Commissioner Allen asked if “No Trespassing” signs are
82 required on fences. Monroe replied that they are not required and stated that owners have to get
83 a building permit if there is electrical equipment or an above ground pool over 24 inches high to
84 make sure they are in regulation.

85
86 **Motion by Commissioner Morgan**
87 **Seconded by Commissioner Weir**
88 **To recommend approval of Ordinance 15-08 to**
89 **Amend section 17.48.010 “Swimming Pool Amendments”**
90 **Approved unanimously (5-0)**

91
92 **5.2 DISCUSSION: LANDSCAPING REQUIREMENTS FOR PARKSTRIPS IN**
93 **RESIDENTIAL AREAS**

94 Monroe presented a discussion on park strips in residential areas focusing on safety concerns,
95 nuisance issues, and impact on the City's infrastructure. Monroe stated that fallen leaves also
96 cause a problem for snow plowing. Commissioner Allen suggested an ordinance change that
97 does not allow any new trees to be placed in park strips. Commissioner Allen also suggested that
98 water meters in the park strip need to be available for the public works crew. Monroe stated that
99 the crew informs him of meters that are covered and he sends notices. Commissioner Allen
100 stated that he likes the idea that permits are needed from Monroe before anything can be put into
101 a park strip. Chairman Reynolds stated that he feels that attempts to put rocks and gravel in the
102 park strips becomes a worse problem. Monroe stated that the City has spoken to an arborist and
103 landscapers as to determine what types of trees would be good to put in the park strip.
104 Commissioner Barker stated that he would not like to say no trees allowed at all and would like
105 to allow certain approved trees that would not cause issues for the City. Monroe stated that there
106 are a few trees on the current approved list that he would like to be deleted, such as maple trees
107 and crab apple trees. Commissioner Barker stated that he would like the list to be refined and
108 does not want to take the option away from residents as to whether they can have trees or not.
109 Commissioner Weir would like to Pfizer trees added to the list of unapproved trees. Monroe
110 agreed, stating that the trees overgrow onto the sidewalk and also obstruct site lines. Chairman
111 Reynolds stated that he has noted several hedges that are overgrown onto the sidewalk.
112 Chairman Reynolds recommendation is to review the list and not allow trees with a huge root
113 system, trash trees, or shrubs and trees that will overgrow. Chairman Reynolds stated that some
114 trees have pods that fall and scatter around. He would like to see a refined list s of trees that are
115 not nuisance trees. Commissioner Morgan noted that at some point trees with root problems will
116 cause sidewalks needing to get fixed at the City expense and agrees that staff should refine the
117 list to trees that will not cause nuisance or issues with the root system. Monroe stated that trees
118 also can cause problems for snow plows or fire trucks if the trees are overgrown. Chairman
119 Reynolds recommended including shrubs and hedges. Commissioner Weir agrees and
120 recommended foliage as a whole should be considered. Chairman Reynolds would like rocks and
121 pavers included in the ordinance. Monroe stated that they are covered as park of the landscape
122 ordinance.
123 Monroe stated that he can tell a resident to remove a tree if it is causing major damage as part of
124 the nuisance ordinance, however, a tree is heavily protected if it is a healthy tree. Monroe noted
125 that the City can cut back trees or remove them entirely if they are a nuisance but stated that his
126 budget cannot accommodate this cost to the City.
127 Monroe will review the ordinance and bring back to the Commission.

128 129 **5.3 DISCUSSION: OPEN SPACE INFILL PROPERTY** 130

131 Monroe stated that many of the infill lots are in the old R2-R4 areas. He stated that according to
132 a 2007 study, the City has 15 to 20 percent higher low to moderate income housing than other
133 cities in the area. Monroe stated that the ordinance was changed in 2007 to no longer allow
134 multi- family housing. Monroe stated that this changed stopped development in those areas that
135 have undeveloped properties because the developers would like to keep in the context of the area
136 and build "like use" multi-dwelling buildings. Monroe stated that there are some developers that
137 would like to build higher density buildings. Monroe stated that the City would benefit from
138 some of the properties being developed as this would cut down on weeds and blight situations.
139 Monroe asked the Commission as to what direction they would like to see the City go towards.
140 Chairman Reynolds wanted to know the possibility of allowing town homes or patio homes.

141 Monroe stated that they would have to meet the city standards and most likely result in
142 reduced footprint setback standards. Monroe noted that many rental units are not being kept up
143 and are not HOA maintained. Monroe stated that properties are not moving because developers
144 would like to build duplexes or townhomes that would be single family owned. Monroe stated
145 that a nice product would be property that can be created that has an HOA and is single family
146 owned. Monroe stated that he is approached by developers all the time with their questions
147 concerning zoning changes. He stated that if the Commission and City are totally against
148 changing the ordinance, he will inform the developers. He stated that if there is interest in
149 changing the code to allow for different types of housing, he will review the options and bring
150 the information to the Commission and Council. Chairman Reynolds stated that the issue is roads
151 and access. Monroe stated that PRUD's are no longer allowed in the City. Chairman Reynolds
152 stated that there are too many rental properties in the City. Morris stated that the biannual
153 disproportionate plan shows a high amount of rentals. Morris suggested that a recommendation
154 to staff could be no more rental properties. Morris stated that an option could be that duplex
155 condos could be developed in vacant infill properties, but they have to be owner occupied.
156 Morris stated that Harrisville City had apartment like units that began as condominiums, but
157 have since been turned into rentals. He stated that the City should be cautious of investments that
158 turn into rentals because there are many loopholes. Chairman Reynolds stated that an option for
159 development could be owner occupied building structures like single unit patio homes. Morris
160 stated that the HOA can control the properties by saying no rentals and the HOA CCR can be
161 approved initially by the City, however the HOA can change down the road. He stated that the
162 situation becomes complicated. Chairman Allen stated that he would like to work with the
163 owners on reuse areas that are run down. He stated that reuse areas are parcels that are small and
164 underutilized buildings that are replaced buildings that add vitality and purpose to the area.
165 Morris stated that the government has an Urban Renewal Plan which has tools to identify those
166 properties and will take the suggestion under advisement and it will be added to the discussions.
167 Chairman Reynolds stated that the City is inundated with rentals and would not approve anything
168 with rentals. Commissioner Allen agreed. Chairman Reynolds recommended future discussions
169 on ideas for infill and owner occupied HOA's. Morris suggested finding a patio home plan that
170 the Commission approves and the City can write an ordinance to fit the plan. Monroe stated that
171 there are several developers that would like patio homes. Morris recommended Monroe to give
172 direction to developers to bring in a plan that might be worth looking at, noting that the
173 developers should do the work instead of Monroe. Monroe agreed that developers can bring
174 plans to have the City review and review City regulations.

175

176 **6. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND**
177 **ZONING ISSUES**

178

179 Monroe stated that Golden West Credit Union is moving along with their upgrades and are about
180 a month out from occupation.

181 Monroe stated that the City is looking into purchasing 4 acres for a new public works shop.

182 Monroe stated that he has not heard anything from the Boyer Company concerning the
183 demolition of their building.

184 Monroe stated that the hospital will be completing remodeling.

185

186 **7. UPCOMING EVENTS**

187 November 17th: City Council Meeting 6:00 p.m.

188 November 19th:Planning Commission Meeting 6:00 p.m.

189

190 **8. MOTION: ADJOURN THE MEETING**

191

Motion by Commissioner Weir

192

Seconded by Commissioner Morgan

193

To adjourn the meeting

194

Approved unanimously (5-0)

195

Time: 7:09 p.m.

196

197

198

Date Approved

City Recorder



Planning Commission Staff Report

Building & Planning

Author: BUILDING & PLANNING
Subject: Request for a rezone and concept site plan approval for property located at approx. 5700 South 600 East adjacent to the Stonehenge facility and South Ogden Jr. high, Developer Brad Larson.
Date: December 17, 2015

Summary Recommendation:

Consider the proposed rezone request and concept development design and hear public comments for the proposed amendment. Give approval by motion.

Description:

A. Background:

The property is located at approximately 5700 South 600 East off Adams Ave. Parkway. Mr. Larson, the developer, desires to subdivide the property for Single Family homes and is requesting the rezone and approval for the concept design.

The Development Review Team met and reviewed the request and had no major concerns, however, the original concept identified several lots that would be built adjacent to 5700 South allowing driveways to exit directly onto 5700 South. The DRT asked if the developer could redesign with no driveways to exit onto 5700 South. Attached to the ordinance is the current Concept Plan which shows no driveways exiting onto 5700 South. The developer lost one lot and will still have 27 lots available within the Subdivision.

- Zoning amendment will be to rezone from the 'A' (Agricultural) to the R-1-6 Single Family with lots of 6000 Square Feet.
- The Concept plan reflects the 27 lot subdivision being proposed showing egress and access on to 5700 South.
- The City's Engineer has reviewed the Concept Plan for compliance.
- The Fire department has reviewed the Concept Plan for compliance with the Fire code.
- The Development Review Team has reviewed Concept Plan request and has given a favorable recommendation and has allowed the developer to proceed before the Planning Commission.
- The developer has submitted his application and has paid for the application.
- This item has been advertized by public notice for a public hearing.

B. Department comments:

The developer will need to bring the approved subdivision plat back for the Planning Commission approval and recommendation.

Alternatives:

A. Approve the Request:

By Motion, the commission should consider the proposed development request and recommend approving the zoning amendment and concept plan to the City Council.

B. Deny the Request:

Deny the applicants request.

C. Continue the Item:

Table the item to a later meeting, for action at that time.

WASHINGTON TERRACE CITY PLANNING & ZONING APPLICATION

Application for the following:

Site Development Plan Approval: _____ Preliminary Plat _____ Final Plat
_____ Conditional Use Permit Zoning / Rezone Request
_____ Review Fee _____ Annexation / Boundary Adjustment request
_____ Board of Adjustments _____ Engineering Review
_____ Subdivision: _____ Preliminary Plat _____ Final Plat
_____ Other (specify) _____

Project location/Address: 5700 S
Existing Use: Agriculture
Description/Request type of project: _____

Name of Applicant (Property Owner) Bruce Stephens
Applicants Address _____ Phone _____

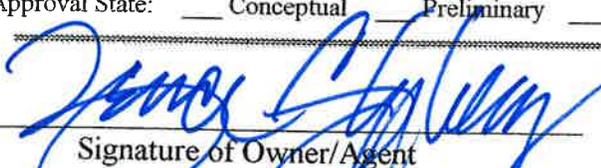
Name of Agent Bruce Jensen
Agent's Address 5963 S. 1055 E. Phone 801-791-5552

Project info: Name of Subdivision/Business/Development: _____
Type of Development: Residential _____ Multi-family _____ Commercial
NUMBER OF LOTS 27 # OF UNITS 27 SIZE OF LOTS 6000 sq. Ft.
IF DEVELOPMENT IS TO TAKE PLACE IN PHASES, PLEASE DESCRIBE: _____

Engineering / Surveyor Firm: Pinnacle Engineering
Bond / Surety provider: _____
Contact person: Steve Fackrell Phone (901) 773-1910
Email: _____

A plat of the survey with legal description and a set of current engineering plans (including sewer, water, roads, grading and detention) must accompany this application and be submitted on a diskette. _____

Approval State: _____ Conceptual _____ Preliminary _____ Final


Signature of Owner/Agent

11/23/15
Date

Note A. If the applicant is not the same as the owner, the owner should sign the application or submit a letter authorizing the applicant to proceed with the application.

B. Application Fees must be paid prior to receiving a hearing date with the City Council or Planning Commission. Plus additional review cost in excess of minimum shall be paid as those costs are incurred, before any improvements can be started and/or permits can be issued.

OFFICIAL USE ONLY

Date fee paid _____

Application # _____

Zone _____

Received by _____

Plans (11 Copies)

Hearing Date _____

**CITY OF WASHINGTON TERRACE
ORDINANCE 16-01**

ZONING MAP AMENDMENT

**AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH,
AMENDING THE ZONING MAP FOR A CERTAIN PARCEL WHERE AN
ZONING AMENDMENT APPLICATION WAS FILED; ADOPTING THE
CONCEPT PLAN; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Washington Terrace (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;

WHEREAS, the City finds it necessary to update its land use ordinances in order to meet the challenges presented by development and to protect public health, safety, and welfare; and,

WHEREAS, the City received an Application to amend the Zoning Map from Brad Hansen, and the proposed amendment is consistent with the General Plan;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on December 17, 2015, to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to _____ this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on December 17, 2015;

NOW, THEREFORE, be it ordained by the City Council of the City of Washington Terrace as follows:

Section 1: **Repealer.** Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: **Zoning Map Amendment.** The Official Zoning Map of the City of Washington Terrace is hereby amended for Parcel 070800116 from A-1 (Agriculture) to R-1-6 (Residential) located at 1582 South 1200 West. Applicant is required to bring the site into compliance with the municipal code for commercial properties and pay the associated fees for the same as part of the site plan approval.

Section 3: **Concept Plan and Reversion.** The Concept Plan for the development upon which this zoning is based is attached hereto at Exhibit “A” incorporated herein by this reference and the development shall substantially comply with the Concept Plan. In the event that

the development does not comply with the Concept Plan, or in the event that construction has not commenced on the development within eighteen (18) months, then the zoning is automatically reverted to the original zoning of A-1 (Agriculture).

Section 4: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 5: Effective date. This Ordinance take effect immediately upon mayoral approval and posting.

PASSED AND ADOPTED by the City Council on this ____ day of _____, 2016.

MARK C. ALLEN,
Mayor

ATTEST:

BECKY L. KENDELL, City Recorder

RECORDED this ___ day of _____, 2016.
PUBLISHED OR POSTED this ___ day of _____, 2016.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the City Recorder of Marriott-Slaterville City, hereby certify that foregoing Ordinance was duly passed and published or posted at: 1) _____ 2) _____ and 3) _____ on the above referenced dates.

AMY RODRIGUEZ, City Recorder

DATE: _____

City of Washington Terrace
Planning Commission

2016 Meeting Schedule

Planning Commission meeting schedule for 2016, meetings will be held at 6:00 pm on **the last Thursday of each month**, at the city hall. (with the exception for holidays)

All items for agenda need to be submitted 15 days prior to the date of the meeting or the Wednesday two weeks before.

Agenda items
Due date: Meeting date

Month	Wednesday	Thursday
January	13 TH	28 TH
February	10 TH	25 TH
March	16 TH	31 st
April	6 TH	28 th
May	11 TH	26 TH
June	15 th	30 th
July	13 TH	28 th
August	10 TH	25 TH
September	14 th	29 TH
October	12 TH	27 TH
November	2 nd	17 TH
December	14 th	29 TH

CALENDAR OF EVENTS - Tentative

JANUARY 2016

- Fri. 1st New Year's Day- City Offices closed**
Tues. 5th SWEARING IN CEREMONY (OATH OF OFFICE) 5:30 p.m.
Tues. 5th City Council Meeting 6:00 p.m.
 - Nominate and elect Mayor Pro Tempore**Mon. 18th Martin Luther King Jr. Day- City Offices closed**
Tues. 19th City Council meeting 6:00 p.m.
 - Sheriff's office monthly report
 - Finance Dept. quarterly report
 - Fire Department quarterly report
 - Appointment of Planning Commissioner**Thur. 28th Planning Commission Meeting 6:00 p.m.**
 - Appointment of Planning Commissioner
 - Nominate and elect Chair and Vice Chair

FEBRUARY 2016

- Tues. 2nd City Council Meeting 6:00 p.m.**
Mon. 15th President's Day- City Offices closed
Tues. 16th City Council Meeting 6:00 p.m.
 - Sheriff's office monthly report**Thur. 25th Planning Commission meeting 6:00 p.m.**
Mon. 29th LEAP YEAR!

MARCH 2016

- Tues. 1st Terrace Days Planning 5:00 p.m.**
Tues. 1st City Council Meeting 6:00 p.m.
Tues. 15th City Council Meeting 6:00 p.m.
 - Sheriff's office monthly report**Thur. 31st Planning Commission meeting 6:00 p.m.**

APRIL 2016

- Tues. 5th Budget meeting 5:00 p.m.**
Tues. 5th City Council Meeting 6:00 p.m.
13-15th ULCT Conference (Tentative)
Tues. 19th City Council Meeting 6:00 p.m.
 - Sheriff's office monthly report
 - Fire Department quarterly report
 - Finance Department quarterly report**Thur. 28th Planning Commission meeting 6:00 p.m.**

MAY 2016

- Tues. 3rd Budget Meeting 5:00 p.m.**
Tues. 3rd City Council Meeting 6:00 p.m.
Tues. 17th Budget Meeting 5:00 p.m.
Tues. 17th City Council Meeting 6:00 p.m.
 - Sheriff's office monthly report**Thur. 26th Planning Commission meeting 6:00 p.m.**
Mon. 30th Memorial Day- City offices closed

JUNE 2016

- Tues. 7th Terrace Days meeting 5:00 p.m.**
Tues. 7th Budget Meeting 5:30 p.m.
Tues. 7th City Council Meeting 6:00 p.m.
Sat. 11th TERRACE DAYS
Tues. 21st City Council Meeting 6:00 p.m.
 - Sheriff's office monthly report
 - Fire Department quarterly report
 - Finance Department quarterly report**Thur. 30th Planning Commission meeting 6:00p.m.**

JULY 2016

- Mon. 4th City Offices closed in observance of Independence Day**

Tues. 5th City Council Meeting 6:00 p.m.
Tues. 19th City Council Meeting 6:00 p.m.
- Sheriff's office monthly report
Mon. 25th Pioneer Day Observed – City offices closed
Thurs. 28th Planning Commission meeting 6:00 p.m.

AUGUST 2016

Tues. 2nd City Council Meeting 6:00 p.m.
Tues. 16th City Council Meeting 6:00 p.m.
- Sheriff's office monthly report
Thurs. 25th Planning Commission Meeting 6:00 p.m.

SEPTEMBER 2016

Mon. 5th Labor Day- City offices closed
Tues. 6th City Council Meeting 6:00 p.m.
14-16th ULCT Conference (Tentative)
Tues. 20th City Council Meeting 6:00 p.m.
- Sheriff's monthly office report
Thur. 29th Planning Commission meeting 6:00 p.m.

OCTOBER 2016

Tues. 4th City Council Meeting 6:00 p.m.
Mon. 10th Columbus Day- City offices closed
Tues. 18th City Council Meeting 6:00 p.m.
- Sheriff's office monthly report
- Fire Department Quarterly report
- Finance Department Quarterly report
Thur. 27th Planning Commission meeting 6:00 p.m.

NOVEMBER 2016

Tues. 1st ELECTION DAY(state)- City Council meeting Cancelled
Fri. 11th Veteran's Day- City offices closed
Tues. 15th City Council Meeting 6:00 p.m.
- Sheriff's office monthly report
Thur. 17th Planning Commission Meeting 6:00 p.m.
Thur- Fri. 24th-25th Thanksgiving Holiday- City Offices closed

DECEMBER 2016

Tues. 6th City Council Meeting 6:00 p.m.
Mon. 26th Christmas Holiday- City Offices closed
Thurs. 29th Planning Commission Meeting 6:00 p.m.