



**Planning Commission Meeting
Thursday, October 25, 2018
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 AUGUST 30 ,2018**

5. **NEW BUSINESS**
 - 5.1 **DISCUSSION: REVIEW OF MUNICIPAL CODE CHAPTER 8.16,
“INSPECTION AND CLEANING”**

 - 5.2 **MOTION: APPROVAL OF THE 2019 ANNUAL MEETING SCHEDULE**

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

7. **MOTION: ADJOURN THE MEETING**

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

City of Washington Terrace

Minutes of a Regular Planning Commission Meeting held on
Thursday, August 30, 2018
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

PLANNING COMMISSION AND STAFF MEMBERS PRESENT

Chairman Wallace Reynolds
Commissioner Henderson
Commissioner Dan Johnson
Commissioner T.R. Morgan
Vice- Chair Scott Larsen
Commissioner Charles Allen
Commissioner Darren Williams - absent
Chief Building Inspector Jeff Monroe
City Recorder Amy Rodriguez

Others Present

None

1. ROLL CALL

6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. WELCOME

4. RECURRING BUSINESS

4.1 MOTION: APPROVAL OF AGENDA

**Motion by Commissioner Larson
Seconded by Commissioner Allen
To approve the agenda
Approved unanimously (6-0)**

4.2 MOTION: APPROVAL OF MINUTES FOR JUNE 28 ,2018

**Motion by Commissioner Henderson
Seconded by Commissioner Allen
to approve the minutes of June 28, 2018
Approved unanimously (6-0)**

5. NEW BUSINESS

48 **5.1 DISCUSSION: REVIEW OF MUNICIPAL CODE CHAPTER 8.16,**
49 **“INSPECTION AND CLEANING”**

50
51 Monroe stated that he has been told that some of the nuisance violations descriptions are not
52 measurable and the city prosecutor is having a hard time prosecuting some of the violations.
53 Monroe wanted to bring the declarations of nuisances before the Commission to determine if the
54 descriptions are measurable and defensible to be prosecuted.

55
56 Monroe presented a slide show explaining the declarations and to receive comment and
57 suggestions from the Commission. He would like to bring the ordinance back to establish clear
58 definitions for the conditions of violations.

59
60 Chairman Reynolds stated that it is clear to him what the nuisance declarations are.
61 Commissioner Morgan stated that some are not as clear and should be reviewed and possibly
62 cleaned up with some caveats. He suggested that the Commission should review separately and
63 send their comments to Monroe to compile. Monroe agreed and believes that the declarations
64 should be justifiable and defensible. He stated that we may need to define the descriptions so that
65 it could be prosecuted.

66 Commissioner Morgan stated that he feels that it is appropriate for the Commission to spend
67 some time and review now that they have a better understanding of what Monroe is needing.
68 Commissioner Larson stated that there are a lot of measurable definition throughout the code,
69 however, they may need to be “plugged in” to the nuisance declarations. He stated that the codes
70 could be referenced in the nuisance declarations. He suggested that many of the problems may be
71 solved that way. If they are not, those should be the declarations that the Commission should
72 focus on.

73
74 Chairman Reynolds stated that he wonders if the consequences for non-compliance plays a factor
75 in non-compliance from the violators.

76
77 The Chapter being reviewed is 8.16, Section 8.16.040. There are 47 declarations.

78
79 **6. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND**
80 **ZONING ISSUES**

81 There were no updates. Monroe stated that he is still waiting on the building permit for the
82 Professional Building. The Emergency Fair and Public Works Open House will be held October
83 9, 2018 at 6:00 p.m.

84
85 **7. MOTION: ADJOURN THE MEETING**

86 **Motion by Commissioner Larsen**
87 **Seconded by Commissioner Morgan**
88 **To adjourn the meeting**
89 **Approved unanimously (6-0)**
90 **Time: 6:40 p.m.**

91 _____
92 **Date Approved**

_____ **City Recorder**



5249 S Ridgeline Dr.
Washington Terrace, Ut, 84405
801-395-8280

OCTOBER 25, 2018

Planning Commission Staff Report

Building & Planning

Author: Planning Dept.
Subject: REVIEWING SECTION INSPECTION & CLEANING 8.16 OF THE CITY
ORDINANCE RELATING TO NUISANCES
Date: October 25, 2018
Type of Item: Discussion

Summary Recommendations: At this time Staff has review and amended Nuisance 8.16.040, Nuisance declared and has modified some of the section for recommendation.

Description: To clarify declared nuisances and provide justification for the nuisance violations as identified in the City Municipal Code 8.16.040.

Background: The City Nuisance Ordinance as currently written is in need of review. It has been brought to our attention that parts of the Inspection & Cleaning Section 8.16 do not have enough justification based off the descriptions as outlined in the ordinance and Section 8.16.040 in particular. The purpose is to validate the code sections in 8.16 to allow the prosecutor to better describe the violation/offense and to be able to prosecute.

Narrative: *The* purpose is to review and validate the subjective components of the Inspection and Cleaning Code 8.16 and evaluate subsection 8.16.040, to correct any subjective or indefensible arguments to insure that they are capable of being justified or valid when citing a property and that the Prosecuting Attorney feels he has justification based off the description by code to prosecute the violation as written and described.

At this time the Prosecuting Attorney has stated that the Ordinance in some areas are subjective and not justifiable in the code.

Department Review: Staff has review and made recommendation to Code Section 8.16.040 for review.

******ATTACHED IS THE INSPECTION & CLEANING Code 8.16, please read and review especially 8.16.040.**

Alternatives: no action

- A. Approve the Request:
 - B. Deny the Request:
 - C. Continue the Item:
-

8.16.010 Authority

This chapter is known as 'Inspection and Cleaning' adopted as authorized by Utah Code Annotated §10-11-1, et seq, 1953 as amended. In accordance with Utah Code Annotated §10-8-60, the city hereby exercises its broad authority to declare what shall be a nuisance, and abate the same, and impose fines upon persons who may create, continue, or suffer any nuisance to exist.

HISTORY

Repealed & Reenacted by Ord. [13-01](#) on 1/15/2013

8.16.020 Definitions

As used in this code, the following words mean:

1. 'Abandoned' means a nuisance condition or nuisance object left or perceived to be left unattended, disused, discarded, discontinued for more than 10 days upon public or private property.
2. 'Abate' or 'abatement' means an action by the city to repair, replace, rehabilitate, remove, destroy, demolish, correct or otherwise remedy any condition that is declared a nuisance in this chapter.
3. 'Enforcement official' means an building inspector, code enforcement official, sheriff, for other official designated by the city manager to enforcement of this chapter.
4. **Injurious: defined as bad, baleful, baneful, damaging, dangerous, deleterious, detrimental, evil, harmful, hurtful, ill, mischievous, nocuous, noxious, pernicious, prejudicial, and wicked.**
5. 'Nuisance' means a condition or location where that the city has declared a nuisance using the broad nuisance declaration powers set forth in Utah Code Annotated §10-8-60. Such condition includes but is not limited to a unsightly or injurious object, structure, non-maintained conditions, unsightly conditions, noxious conditions or objects, trash, junk, refuse or garbage, anything dangerous to human life or health, or anything rendering the soil, air, water, or food to be impure or unwholesome.
6. 'Nuisance vehicle' means any wrecked, obsolete, junked, inoperable, unregistered, or expired vehicle, or any portion of such vehicle in the city. It also includes any vehicle or part of a vehicle that is parked illegally on public property or the public right-of-way, in violation of land use regulations, not able to be driven legally based on any condition or status. It further includes any vehicle used for commercial purposes in a residential zone that is not actively going to or returning from a delivery in the city, or a vehicle used for commercial purposes where the owner of the vehicle does not have an approved commercial site plan and/or a business license within the city.
7. 'Noxious weed' means vegetation that is determined by the state of Utah, Weber County, or Utah State University (USU) Extension Services to be environmentally invasive.
8. 'Owner' means any person or entity that is the reputed or record owner of the premises, or the responsible party as provided in this chapter.
9. 'Property' means any real property, lot, parcel or plot of ground, whether occupied or not, and any premise including a building or structure, or the premises on which a building or structure is located, or undeveloped land.
10. 'Refuse', 'junk', 'debris' or 'garbage' means useless, worthless or discarded materials, indoor household furniture or parts thereof left outdoors, used tires, parts of vehicles, unsightly machinery or equipment, unsightly appliances or parts of appliances, trash, rubbish, grass and tree trimmings, rotting material or vegetation, litter, scrap building materials, food product waste, dead animals, and any similar material.
11. 'Temporary permit' means temporary permit issues by the Utah Division of Motor Vehicles for a vehicle that is being repaired or restored to pass required state and county inspections or otherwise.
12. 'Vehicle' means a motorized, non-motorized, or self-propelled device intended primarily for transportation, use and operation on a road or utility or recreation, or a device used in the transportation of any item from one location to another such as a trailer.

8.16.030 Duty To Maintain

In accordance with Utah Code Annotated §10-11-2, all property owners, their agent(s), all occupant(s) or tenants, or other person having control of real property **shall have a duty to maintain their** real property free and clear of any nuisance or nuisance activity as provided in this chapter. The duty in this section shall deemed all property owners, their agent(s), all occupant(s) or tenants, or other person having control of real

property to be the responsible party for any nuisance and each shall be joint and severally liable therefore for its removal, remedy, and/or damages, including fines and penalties.

HISTORY

Repealed & Reenacted by Ord. [13-01](#) on 1/15/2013

8.16.035 Unwanted Trees

8.16.035. Unwanted Trees.

The following conditions concerning trees are hereby declared to be unlawful and a public nuisance. It shall be unlawful for the owner, occupant or a person in control of any property in the city to plant, maintain or permit the public nuisance described below to exist on said property and/or within the parking strip abutting such property:

- a. Any tree that impacts or that encroaches onto neighboring property, over or through a fence. Should be cut or trimmed and maintained to prevent damage.
- b. Any tree designated as a unwanted tree as listed in this ordinance and in either a commercial or a residential area should not be planted or may be required to be removed, if the tree has a destructive or communicable disease or other pestilence which endangers the growth, health, life or well-being of healthy trees, shrubs or plants in the city, or which is capable of causing an epidemic spread of a communicable disease, example: such as Dutch elm disease or insect infestation, or gypsy moth,
- c. If the tree is hazardous, dead decayed overgrown and/or uncultivated or not maintained which may become a hazard to any structure and/or a fire hazard or danger to surrounding area, or which is likely to harbor rats, vermin or other pests or insects and/or a nuisance to neighboring property through suckers growth or an invasive root system and with intrusive seedlings, should not be planted and may be required to be removed.

The listed type of trees to prevent a nuisance that are unwanted trees are as follow:

1. Tree of Heaven, 2. Black locust trees, 3. Siberian elm, 4. Russian olive tree, 5. Mimosa (Albizia julibrissin), 6. White Mulberry (Morus alba), 7. Hackberry (Celtis occidentalis), 8. Eastern Cottonwood (Populus deltoides), 9. Bradford Pear (Pyrus calleryana 'Bradford'), 10. Chinese flame tree (aka bougainvillea goldenrain tree), 11. Ginkgo tree, Sweet gum tree, 12. American Elm (Ulmus Americana), 13. Box Elder (Acer Negundo), 14. Idaho Locust (Robinia x Ambigua), 15. Birch (Betula),

HISTORY

Repealed & Reenacted by Ord. [18-08](#) on 5/15/2018

8.16.040 Nuisance Declared

The following objects, acts, or conditions along with any resulting condition, are hereby declared to be nuisances in violation of this chapter and subject to the penalties provided herein:

1. Conditions that create a possible fire hazard.
2. Unlawful pollution or environmental degradation, or anything rendering the soil, air, water, or food to be impure or unwholesome.
3. Conditions that harbor or attract rodents, insects, disease, or other forms of life deleterious to human habitation.
4. Deleterious surroundings and structures in violations of local codes.
5. Allowing or causing to keep, deposit, dump, burn, bury or allow to exist any unsightly or injurious objects, structures, junk, discarded or unused objects or equipment, nuisance vehicles, noxious weeds, grass over six (6) inches in growth, neglected landscaping, any dry or parched landscaping or lawn, failure to maintain any lawn or landscaping including the adequate watering of the same.
6. To allow vegetation, waste, garbage, litter, filth, refuse, feces, or manure to accumulate within or upon any property, except where it is scheduled for immediate removal.
7. To discharge or dump liquid waste, hazardous waste, or refuse of any kind into any street, road, sidewalk, gutter, stream, drain, pipe, wash, natural water course, ditch, canal, lot, or other property.
8. To obstruct any watercourse, storm drain, or pipeline.
9. To permit any garbage container to remain on a premise when it has become unclean, offensively putrescent, or overflowing. Failure to remove a garbage or recycling container within 24-hours of pick-up **off the street or sidewalk.**

10. To block, obstruct, or interfere with access or use of city streets, sidewalks, easements, or right-of-ways without an encroachment permit from the city.
11. Any condition or object that may cause immediate and irreparable harm to a person or endanger public health and safety.
12. The accumulation of animal waste products.
13. Any unkempt, offensively putrescent, or filthy stable, stall, corral, feed yard, or in any other structure or area where animals are kept.
14. Allow to be kept or collected any putrid grease, vegetable matter, rotting substance, or other similar matter on any premises.
15. Dumping, disposal, or handling of grease, oils, fats, or substance in any manner that may result in any pollution, clog, or damage to any sewer system, storm water system, or the environment.
16. To have or permit upon any condition that creates unnecessary stagnant water, or unnecessarily fosters flies, mosquitos, or rodents.
17. To pollute or render fowl water in any spring, stream, well, or other water supply. Including any action or inaction that may jeopardize or harm a public or private water system, including a drinking fountain.
18. Create or allow a condition or object that may detrimentally affect any sanitary sewer line or system, septic system, or other waste collection system. Including any action or inaction by an owner that may result in any overflow, system failure, or other potential public or environmental hazard relating to sewer.
19. To allow any property or project to hold any decaying material, hazardous material, explosives, or offensive substances.
- 20. To plant or maintain any tree or vegetation that may enter or damage any storm drain, field or land drain, or sewer systems, or cause heaving or other damage to any sidewalks, curbs, gutters, or streets. Including overhanging trees, branches, or vegetation in violation of the Manual on Uniform Traffic Control Devices (MUTCD), American Association of State Highway and Transportation Officials (AASHTO) standard, or other applicable code. “Chapter 17.44.200 Landscaping Regulations.”**
21. To plant or maintain trees or vegetation which obstruct the clear view of traffic, traffic signs, fire hydrants, utilities, public right-of-ways, sidewalks, curbs, and intersection corner property sight triangles specified in the land use ordinance. **Per Chapter 17.44.080, Chapter 17.44.130**
22. To fail to properly keep adjoining public sidewalks clear of snow and any other obstruction.
23. To put or cause to have put snow, ice, leaves, litter, dirt, debris, or other refuse into the public right-of-way, **Streets, curbs, gutters and or catch basins.** .
24. To operate a business within the city without obtaining the appropriate city business license, along with any required state license and tax identification numbers. **Comply with Chapter 5, Business.**
25. Failure to control and prevent back-flow and eliminate of all cross connections between any auxiliary water source and the city’s culinary water systems.
26. Failure to install, maintain, control, back-flow devices for any sewer and/or water system.
27. Failure to immediately stop and repair any culinary water, secondary water, or sewer line break.
28. Leaving fuel, flammable material, or similar material open and accessible to children or creating an attractive nuisance condition.
29. Failure to park any vehicles, motor home, fifth-wheel, trailer, water craft, recreational vehicle, and axle driven devises on a solid surface type material such as asphalt or concrete. The solid surface area must also cover the full size of the vehicle where such vehicle is parked. Nuisance under this part are exempt where granted a winter parking exemption in the municipal code under Section 10.16.030 so long as the required spring restoration of the soft surface is completed as provided in the municipal code. Failure to make spring restoration of soft surface under this part is a nuisance **violation** under this chapter. **Gravel is not an acceptable parking or solid surface.**
30. Failure to park or place any vehicle, trailer, or equipment at least three feet behind the sidewalk and nine feet behind curb where no sidewalk exists.
31. Failure to install or maintain any toilet, sink, plumbing, or sewer facility in accordance with the applicable international building codes, or regulations of the Weber-Morgan Health Department.
32. Failure to comply with the **“Property Maintenance Code”**, which regulates the conditions and maintenance of all property, buildings and structures, such as fences, roofs, siding, and otherwise.
33. Any construction activities on any property **shall have** ~~without the~~ proper permits.
34. Allowing or keeping any abandoned appliances, furniture, furnishings, or containers outside on any property.

35. Keeping any appliance or device accessible to children that may be airtight and contain a lid, lock, or door device which may not be released from the inside, **(refrigerators, freezer, or like appliances or containers)**.
36. Failure to keep or maintain landscaping or storm water basin required on an approved site plan.
37. Parking any motor home, fifth-wheel, trailer, water craft, or recreational vehicle property used for residential purposes for more than forty-eight (48) hours. Allow any such vehicle described in this part to park on the public right-of-way or within 3 feet of the sidewalk.
38. To allow any basketball standard, other recreation device, or equipment of any kind to obstruct or interfere with any street, sidewalk, curb, or gutter.
39. To hold, park, keep, operate, maintain, or keep any nuisance vehicle or abandoned vehicle ~~where there is no valid temporary permit.~~ **As per this code 8.16.020. Definitions.**
40. Burning of any kind without a valid burn permit.
41. To permit or cause to keep, deposit, dump, bury, or allow to exist any unsightly or injurious objects, structure, junk, discarded or unused objects or equipment, equipment, noxious weeds, ~~grass over six (6) inches in height.~~
42. **It is a violation of "Chapter 10.12 Parking Regulations", for** Parking or keeping any commercial vehicle or commercial activity in a residential zone or without a valid site plan in a commercial zone.
43. Operating a business without a valid business license, **compliance with Chapter 5.02.010.**
44. Overnight parking of any commercial vehicle **shall comply with "Chapter 10.12 Parking Regulations", over 10,000 gross vehicle weight pertaining to parking** on any city street, sidewalk or municipal property.
45. Keeping or harboring excessive animals, stray animals, or any animals in violation of the municipal code **Chapter 6 Animals.**
46. **NO** Overnight parking of any vehicle, trailer, or similar devices on any municipal property, park area, or at any park parking lot. **Shall be towed.** Any other activity that causes a violation of Section 12.06.040 of the municipal code.
47. Failure to keep or maintain landscaping in accordance with Section 17.44.200.(f).
48. **Lawn Care and Maintenance- lawn grass areas and landscaping shall be maintained and care for by keeping those areas green, clean, attractive, healthy, through watering, fertilizing, mowing, trimming and edging turf areas, sprinkler installation, sodding or resodding areas and or replanting. "Watering of lawn and landscaping areas may be measured through what can be called the screw driver test where there is a 3 inch depth or penetration into the soil and anything less shall be considered improper watering, this is an example of a watering test and any other test that can be used to measure the proper water of the lawn area."**

HISTORY

<i>Repealed</i>	&	<i>Reenacted</i>	by	<i>Ord.</i>	<u>13-01</u>	<i>on</i>	<i>1/15/2013</i>
<i>Repealed</i>	&	<i>Reenacted</i>	by	<i>Ord.</i>	<u>14-03</u>	<i>on</i>	<i>3/19/2014</i>
<i>Repealed</i>	&	<i>Reenacted</i>	by	<i>Ord.</i>	<u>14-05</u>	<i>on</i>	<i>5/6/2014</i>
<i>Repealed</i>	&	<i>Reenacted</i>	by	<i>Ord.</i>	<u>16-02</u>	<i>on</i>	<i>4/19/2016</i>

Amended by Ord. [18-04](#) on 3/20/2018

8.16.050 Accumulation Prohibited

8.16.050. Accumulation prohibited and Garbage Containers.

1. Accumulation Prohibited. It is unlawful and a violation of this Chapter for the owner or occupant of real property or estate, or its agent, to cause or permit upon such property, or right-of-way adjacent thereto, the accumulation of, or, after notice as provided in this chapter, to fail to eradicate or remove garbage; refuse; abandoned vehicles or inoperable vehicles, boats, or trailers; or any unsightly or deleterious objects or structures.
2. Garbage Containers. No person who owns, or has possession, control or custody of any garbage or recyclable container(s), shall be allowed or permitted to leave a container(s) out 24 hours prior to the garbage pick-up date and must be removed from the roadway, street, parking areas, no later than 24 hours after the day of collection. Any person who violates this sub-section is guilty of an infraction and is fined \$10 per offense. Each day a violation continues constitutes a separate offense.

HISTORY

Repealed & Reenacted by Ord. 13-01 on 1/15/2013
Repealed & Reenacted by Ord. 16-02 on 4/19/2016

8.16.060 Administration And Enforcement

1. Administration. The enforcement official administers this chapter.
2. Powers and duties. The enforcement official is authorized to:
 1. Inspect real property within the city to determine whether such constitute a nuisance as provided in this chapter.
 2. Follow the procedure in Utah Code Annotated §10-11-1, et seq, for inspection, cleaning, nuisance abatement, and cost recovery.
 3. Ascertain the names of the owner(s) or occupant(s) of property where a nuisance exists.
 4. Serve notice, in writing, upon the ascertained owner(s) or occupant(s) or other responsible persons, etc. either:
 1. In person or posted on site or by mail (certified mail if required by state law) to the property owner of record as described in Utah Code Annotated §10-11-2(2)(a)(i), if mailed to the last-known address of the owner according to the records of the county recorder; or
 2. In person or posted on site or by mail (certified mail if required by state law) to a non-owner occupant or another person responsible for the property who is not the owner of record as described in Utah Code Annotated §10-11-2(2)(a)(ii), if mailed to the property address.
 3. In the written notice described in Utah Code Annotated §10-11-2(2)(a), the municipal inspector shall:
 1. Identify the property owner of record according to the records of the county recorder.
 2. Describe the property and the nature and results of the examination and investigation conducted in accordance with Utah Code Annotated 10-11-2(1)(a); and
 3. Require the property owner, occupant, or, if applicable, another person responsible for the property to:
 1. Eradicate or destroy and remove any identified item examined and investigated under Utah Code Annotated §10-11-2(1)(a); and
 2. Comply with Utah Code Annotated 10-11-2(2)(c)(iii)(A) in a time period designated by the municipal inspector but no less than 10 days after the day on which notice is delivered in person or post-marked.
 4. For a notice of injurious and noxious weeds described in Utah Code Annotated §10-11-2(2)(a), the enforcement official is not required to make more than one (1) notice for each annual season of weed growth for weeds growing on a property.
 5. The municipal inspector shall serve the notice required under Utah Code Annotated §10-11-2(2)(a)(i) under penalty of perjury.
 4. Notice should indicate a statement informing the party of their right to appeal and any civil fines or criminal penalties that may be imposed.
 5. Notice may state alternative remedies as appropriate.
 6. Proof of service may be required for cost recovery from the county treasurer, any court, or otherwise.
 5. Eradicate and remove objects in violation of this chapter, impose fines, initiate suit, or seek other remedies allowed by law, and/or assess costs in accordance with Utah Code Annotated §§10-11-3 and 10-11-4.

HISTORY

Repealed & Reenacted by Ord. 13-01 on 1/15/2013
Amended by Ord. 18-04 on 3/20/2018

8.16.070 Appeal

The owner(s) or occupant(s) who receives a notice under this chapter may file a written appeal with the city recorder within ten (10) days from being serviced by mail or other wise, or within ten (10) day of any written final decision or fine of an enforcement official. All appeals are held before the appeal authority and governed in accordance with the procedure set forth in the municipal code. Failure to make timely appeal forfeits rights associated with the same and serves as cause for dismissal of any adverse action against the city by an aggrieved party or any party with standing.

HISTORY

Repealed & Reenacted by Ord. [13-01](#) on 1/15/2013

8.16.080 Eradication And Removal By Municipality

If the owner(s) or occupant(s) of the property described in the written notice given in accordance with this Chapter, including any decision from an appeal related to the same, fail or neglect to conform to the requirements relating to the eradication and removal of any objects determined to be in violation of this chapter, the city manager, or his designee, may employ all necessary assistance to cause such materials or conditions to be eradicated and removed from the property at the initial expense of the municipality.

HISTORY

City of Washington Terrace
Planning Commission

2019 Meeting Schedule

Planning Commission meeting schedule for 2019, 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	16 th	31 st
February	13 th	28 th
March	13 th	28 th
April	10 th	25 th
May	15 th	30 th
June	12 th	27 th
July	10 th	25 th
August	14 th	29 th
September	11 th	26 th
October	16 th	31 st
November	13 th	28 th
December	11 th	26 th