

REPORT OF CITY PLAN COMMISSION

October 3, 2016 – 6:00 PM

Lincoln Center, Multipurpose Room – 1519 Water Street, Stevens Point, WI 54481

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Brush, Commissioner Haines, Commissioner Curless, and Commissioner Cooper.

ALSO PRESENT: Associate Planner Kearns, City Attorney Beveridge, Alderperson Shorr, Alderperson Oberstadt, Alderperson Dugan, Alderperson Phillips, Gene Kemmeter, Matthew Brown, Carl Rasmussen, Greg Diemer, Lee Beveridge, Susan Beveridge, Ross Rettler, Cathy Firkus, Linda Strosin, Mike Cooper, Tara Cooper, Lindsay Zimmerman, Anita Bell, and Dan Drexler.

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1. Roll call.

Discussion and possible action on the following:

2. Report of the September 6, 2016 Plan Commission meeting.
3. **Public Hearing** – Request from Matthew Brown for a conditional use permit to utilize Traditional Neighborhood Overlay District standards for reduced setbacks to construct a detached garage at 1556 Plover Street (Parcel ID 2408-32-1010-19).
4. Action on the above.
5. **Public Hearing** – Request from Andrew and Susan Beveridge for a conditional use permit to utilize Traditional Neighborhood Overlay District standards for reduced setbacks to construct a detached garage at 316 Union Street (Parcel ID 2408-29-3002-10).
6. Action on the above.
7. Request from the University of Wisconsin Stevens Point for a site plan review to construct covered bicycle parking facilities at the Dreyfus University Center addressed at 1015 Reserve Street (Parcel ID 2408-33-2004-01), and at the new Chemistry Biology Building addressed at 2101 Fourth Avenue (Parcel ID 2408-28-3007-19).
8. Request from Stratford Sign Company, LLC, representing Huntington Bank, for a sign variance to construct two freestanding signs closer than the required separation distance at 5597 US Highway 10 East (Parcel ID 2408-35-1400-10).
9. Request from Rettler Corporation, representing Operation Bootstrap, for a site plan review to expand the parking lot at 5000 Heffron Street (Parcel ID 2308-02-2301-21), which is a city-owned property.
10. Request from Lindsay and Josh Zimmerman and Michael and Tara Cooper to detach their properties from the City of Stevens Point and join them to the Town of Hull, located at 1400 Somerset Drive (Parcel ID 2408-14-3001-04) and 1396 Somerset Drive (Parcel ID 2408-14-3001-03).
11. Community Development Department Monthly Report for September 2016. *Report will be provided after September 30, 2016.*
12. Adjourn.

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1. Roll call.

**Present: Wiza, Kneebone, Haines, Brush, Curless, Cooper**

**Excused: Hoppe**

Discussion and possible action on the following:

2. Report of the September 6, 2016 Plan Commission meeting.

**Motion by Commissioner Cooper to approve the report of the September 6, 2016 Plan Commission meeting; seconded by Commissioner Haines.**

**Motion carried 6-0**

3. **Public Hearing** – Request from Matthew Brown for a conditional use permit to utilize Traditional Neighborhood Overlay District standards for reduced setbacks to construct a detached garage at 1556 Plover Street (Parcel ID 2408-32-1010-19).

Mayor Wiza reported that the request from Kurt Orlikowski for a conditional use permit to increase residential occupancy at 1700 Monroe Street had been pulled and would not be discussed.

Associate Planner Kearns summarized the request from Matthew Brown for a conditional use permit to utilize Traditional Neighborhood Overlay District standards for reduced setbacks to construct a detached garage at 1556 Plover Street in order to align it with the existing driveway. In order to align it he is requesting a reduced setback of one foot, and explained that there were similar nonconforming lots in the neighborhood that contained nonconforming structures. Based on his findings, he recommended approval with conditions outlined by staff. He also noted that an additional condition regarding the overhang had been added to ensure that the structure did not encroach onto the neighboring property.

Commissioner Curless asked whether the one foot would be an issue if the neighbor had no problem with it, to which Associate Planner Kearns explained that fencing was allowed to be put up to the property line and that he always reminded every applicant that would have to cross the property line in order to maintain it, or that the applicant would hopefully have a good relationship with the neighbor.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Aldersperson Kneebone made a statement on the behalf of Aldersperson McComb who could not attend where she had no issue with permitting the reduced setbacks.

4. Action on the above.

**Motion by Commissioner Brush to approve the request from Matthew Brown for a conditional use permit to utilize Traditional Neighborhood Overlay District standards for reduced setbacks to construct a detached garage at 1556 Plover Street (Parcel ID 2408-32-1010-19) with the following conditions:**

1. **The garage shall compliment the architectural appeal of the main home. Such plans shall be reviewed and approved by the Community Development department.**

2. **All necessary building permits shall be obtained for the proposed work.**
3. **Rain gutters shall be installed on the north side of the building and the downspouts shall be directed away from adjacent properties to keep stormwater onsite**
4. **All other applicable ordinance requirements shall be met.**
5. **Staff shall have the right to make minor modifications to the plans.**
6. **The garage shall not have an overhang (eave) larger than one foot to ensure the structure does not encroach onto the neighboring property.**

seconded by Commissioner Curless.

**Motion carried 6-0**

5. **Public Hearing** – Request from Andrew and Susan Beveridge for a conditional use permit to utilize Traditional Neighborhood Overlay District standards for reduced setbacks to construct a detached garage at 316 Union Street (Parcel ID 2408-29-3002-10).

Associate Planner Kearns summarized the request from Andrew and Susan Beveridge for a conditional use permit to utilize Traditional Neighborhood Overlay District standards for reduced setbacks to construct a detached garage at 316 Union Street. He explained that it was very similar to the last request. He reviewed the side yard setback requirements before referencing the rendering where he noted that the porch in the plan, as well as some of the dormers, would not be present in the actual garage. While it was a lot bigger than the last request, it was fitting for the neighborhood. He recommended approval with staff recommended conditions.

Commissioner Curless asked how big of a garage could be built within the city.

Associated Planner Kearns stated 900 square feet, with Mayor Wiza adding that it could be detached.

Commissioner Curless asked whether it pertained to the first floor, to which Mayor Wiza clarified that it was the footprint.

Associate Planner Kearns stated that it was the total of all detached accessory structures, and added that if they had a shed on the property, they would have to take into consideration the shed and the detached garage.

Mayor Wiza noted that for an attached garage it would be 1,200 square feet, to which Associate Planner Kearns added that they could have an additional 900 square feet detached to the 1,200 attached square feet.

Mayor Wiza declared the public hearing open.

Linda Strosin (308 Union St) stated concerns about construction crews coming onto her property and causing damage, and if so, if the property could be replaced to its original state.

Mayor Wiza declared the public hearing closed.

6. Action on the above.

Mayor Wiza stated that any damages incurred by the construction crews would have to be worked out between Ms. Strosin and the Beveridge's, in addition to allowing anyone onto the property.

**Motion by Commissioner Haines to approve the request from Andrew and Susan Beveridge for a conditional use permit to utilize Traditional Neighborhood Overlay District standards for reduced setbacks to construct a detached garage at 316 Union Street (Parcel ID 2408-29-3002-10) with the following conditions:**

1. **The garage shall compliment the architectural appeal of the main home. Such plans shall be reviewed and approved by the Community Development department.**
2. **All necessary building permits shall be obtained for the proposed work.**
3. **Rain gutters shall be installed on the north side of the building and the downspouts shall be directed away from adjacent properties to keep stormwater onsite**
4. **All other applicable ordinance requirements shall be met.**
5. **Staff shall have the right to make minor modifications to the plans.**
6. **The garage shall not have an overhang (eave) larger than one foot to ensure the structure does not encroach onto the neighboring property.**

**seconded by Commissioner Curless.**

**Motion carried 6-0**

7. Request from the University of Wisconsin Stevens Point for a site plan review to construct covered bicycle parking facilities at the Dreyfus University Center addressed at 1015 Reserve Street (Parcel ID 2408-33-2004-01), and at the new Chemistry Biology Building addressed at 2101 Fourth Avenue (Parcel ID 2408-28-3007-19).

Associate Planner Kearns summarized the request from the University of Wisconsin Stevens Point for a site plan review to construct covered bicycle parking facilities at the Dreyfus University Center addressed at 1015 Reserve Street, and at the new Chemistry Biology Building addressed at 2101 Fourth Avenue. He stated that any structure on university property required Plan Commission review and Common Council approval, and briefly explained the two separate locations for the proposed construction and bicycle structures. Mr. Kearns stated that it improved the aesthetics of the area, protected property for the students from the weather, and didn't impede traffic or on-site circulation. He recommended approval of the two sites, as well as giving the ability to staff to approve additional locations that are similar in structure and look if they came forward in the future.

Commissioner Curless asked if the racks on site two would only hold 6 bicycles.

Associate Planner Kearns stated that there were 6 bar racks, to which Mayor Wiza added that each rack could accommodate several bicycles.

Associate Planner Kearns stated they may be able to add additional racks as the structures were quite large.

**Motion by Commissioner Curless to approve the request from the University of Wisconsin Stevens Point for a site plan review to construct covered bicycle parking facilities at the Dreyfus University Center addressed at 1015 Reserve Street (Parcel ID 2408-33-2004-01), and at the new Chemistry Biology Building addressed at 2101 Fourth Avenue (Parcel ID 2408-28-3007-19), as well as to allow staff to internally review and approve the installation of additional racks of similar design and size throughout the campus in the future; seconded by Commissioner Brush.**

**Motion carried 6-0**

8. Request from Stratford Sign Company, LLC, representing Huntington Bank, for a sign variance to construct two freestanding signs closer than the required separation distance at 5597 US Highway 10 East (Parcel ID 2408-35-1400-10).

Associate Planner Kearns summarized the request from Stratford Sign Company, LLC, representing Huntington Bank, for a sign variance to construct two freestanding signs closer than the required separation distance at 5597 US Highway 10 East. He noted that sign one was located on US Highway 10, while sign two was located on the corner of Brilowski Road and US Highway 10, with a 150 foot separation along the frontage of the two signs. He explained that the property was unique in that it was zoned R-5 Multiple Family II Residence District, whereas the majority of the properties on Highway 10 were zoned B-5 Highway Commercial. The reason it was zoned R-5 dated back to its annexation when it wasn't used as a residence and the rezoning of the property hadn't occurred yet. He explained that when reviewing a request, they took marketability of the signs and access location into consideration. Mr. Kearns explained that there was a bit of a hardship when trying to access the location, so having the signs close to the intersection would make the most sense. Thus, he recommended approval with staff recommendations when taking those items into consideration as well as stating that they met all applicable sign code requirements.

Commissioner Brush asked whether the sign was high enough to be seen if there was heavy snow fall.

Associate Planner Kearns recommended deferring the question to the applicant, adding that it wasn't a review requirement when reviewing signs.

Mayor Wiza stated there were height limits, but no minimums and it was up to the applicant to decide what was best for them.

Commissioner Curless asked how high the signs were, to which Associate Planner Kearns stated they were both 5.5 feet and added that they had originally requested 16 foot high signs.

Aldersperson Kneebone stated that she had no issue with either sign, as they were essentially putting a new name on it.

Associate Planner Kearns noted there were existing free standing signs, but had found no information regarding a previous sign variance, leading to believe that it must have been approved by a past administration. He briefly explained that the face of a sign was allowed to be changed if using the existing base, but due to them requesting a whole new base, it had triggered the variance request.

Dan Drexler (1010 Conner Ave, Stratford WI) representing Stratford Signs, stated that they were replacing what was already there and that the First Merritt signs had been recently approved as of the last 5 years or so.

**Motion by Alderperson Kneebone to approve the request from Stratford Sign Company, LLC, representing Huntington Bank, for a sign variance to construct two freestanding signs closer than the required separation distance at 5597 US Highway 10 East (Parcel ID 2408-35-1400-10) with the following conditions:**

- 1. The freestanding signs shall be set back at least five feet from the property line.**
- 2. The signs shall conform to all other applicable requirements within the sign ordinance.**
- 3. Applicable building permits shall be obtained.**
- 4. Minor modifications may be approved by staff.**

**seconded by Commissioner Haines.**

**Motion carried 6-0**

9. Request from Rettler Corporation, representing Operation Bootstrap, for a site plan review to expand the parking lot at 5000 Heffron Street (Parcel ID 2308-02-2301-21), which is a city-owned property.

Associate Planner Kearns summarized the request from Rettler Corporation, representing Operation Bootstrap, for a site plan review to expand the parking lot at 5000 Heffron Street. He explained that the request was unique because a site plan review within the industrial park would not require review from Plan Commission or Common Council, but due to it being city-owned, it was before them. Mr. Kearns explained that the property was leased to Operation Bootstrap who still utilized the property as a community food pantry. They had constructed the building, as well as one or two additions, and were looking to extend the parking lot. He referenced the site plan, noting the proposed additional parking on the east side as well as the rough shape of the existing parking lot. He went on to explain the expansion would lead to allowing room for landscaping and the possibility of enlarging the drainage basins to accommodate the increased impervious surface.

Mr. Kearns stated that the department of public works had reviewed it and have no comments, but that they would like to see the driveway moved over to align with the southern property. He recommended approval with staff recommendations due to it meeting the majority of pertinent requirements for parking lots.

Commissioner Curless asked if they had to meet any DNR with the ponds, with which Associate Planner Kearns stated he wasn't sure as it was typically handled by the water department.

Associate Planner Kearns mentioned that he was aware of issues on that intersection corner, but was not specifically aware of what the Water Department had discussed with the applicant.

Ross Rettler (2149 Jefferson St) stated that based on the size of the site and area of disturbance, they would not have to go to the state from a storm water standpoint, and that they typically dealt with the city on similar projects to make sure they were meeting all requirements.

Commissioner Brush commented that the driveway showed a big improvement over what was existing as the water would be contained to the site instead of flowing into the street.

**Motion by Commissioner Cooper to approve the request from Rettler Corporation, representing Operation Bootstrap, for a site plan review to expand the parking lot at 5000 Heffron Street (Parcel ID 2308-02-2301-21), which is a city-owned property.) with the following conditions:**

- 1. A stall at the end of the lot shall be hashed and identified as a turn around with appropriate signage.**
- 2. The water department and public works department shall review and approve stormwater management.**
- 3. A landscaping plan shall be submitted meeting all applicable requirements to be reviewed and approved by community development department staff.**
- 4. The landscaping must have a water source within 100 feet, or be irrigated.**
- 5. Curbing, wheel stops, or an adequate alternative (as approved by the zoning administrator) must be installed for parking spaces that abut a landscaped area.**
- 6. Six bicycle stalls must be installed as per the distance and design requirements in the zoning code.**
- 7. Staff shall have the right to make minor modifications to the plans, as long as they meet all zoning code requirements.**

**seconded by Commissioner Haines.**

**Motion carried 6-0**

10. Request from Lindsay and Josh Zimmerman and Michael and Tara Cooper to detach their properties from the City of Stevens Point and join them to the Town of Hull, located at 1400 Somerset Drive (Parcel ID 2408-14-3001-04) and 1396 Somerset Drive (Parcel ID 2408-14-3001-03).

Mayor Wiza reported that there had been a memo included with the packet, a memo from Director Schatschneider, and an email follow up to the Streets Superintendent Dennis Laidlaw regarding the request.

Commissioner Cooper announced that he would be recusing himself from the agenda item.

Associate Planner Kearns summarized the request from Lindsay and Josh Zimmerman and Michael and Tara Cooper to detach their properties from the City of Stevens Point and join them to the Town of Hull, located at 1400 Somerset Drive and 1396 Somerset Drive. He explained that in order for the detachment to occur via state statute, the owners would have to submit an application for detachment, a detachment survey, and then Plan Commission and Common Council would have to

adopt an ordinance of a vote of 3/4ths approving the detachment. In addition, the Town of Hull would also have to adopt a detachment ordinance by the same 3/4ths vote. Mr. Kearns gave a brief history of the original annexation of 1989. When reviewing the request, he found that the majority of the properties within that area didn't receive water or sanitary from the city, but that they were receiving other services such as police, fire protection, and refuse collection, as well as being taxed similarly at the City of Stevens Point tax rate versus the Town of Hull tax rate. He explained that while it may make sense to detach the properties given they border the city, it could also trigger additional detachment requests within the vicinity and other areas along the periphery of the City of Stevens Point that may not be receiving water and sanitary. Thus, he recommended denying the request for detachment, and rather looking into a boundary agreement with the Town of Hull in similar areas that may not be served by city utilities and where there were no plans to serve them with city utilities.

Commissioner Curless asked how many houses in the city didn't have sewer and water, to which Associate Planner Kearns couldn't provide an exact number, but noted most of them were on the periphery of the city.

Mayor Wiza stated that he had spoken with Director Lemke about the issue and noted that there were at least 25 parcels.

Associate Planner Kearns stated that almost everything east of Torun Road was not served by city utilities and there were probably 50 properties within that area, many of which were large lots that if utilities were extended, they would not be paying for themselves given the large expanse of acreage that they would be serving versus the amount of properties that would be receiving those utilities.

Commissioner Curless asked if the owners could pay for the utilities if they were put in, to which Associate Planner Kearns stated they could potentially special assess them. Mayor Wiza added that it would be very expensive.

Commissioner Curless referenced a previous annexation request near HH and the Forest Circle subdivision where the property owners were able to keep the Town of Plover tax assessment which was lower than Stevens Point for 10 years while making payments.

Mayor Wiza stated that while it was not out of the question, based on staff analysis it would be cost prohibited, noting that if there was an issue with the wells, they would consider it more of a priority.

Commissioner Curless asked if they were paying the same mill rate per thousand as everyone else in the city with sewer and water. Mayor Wiza confirmed that they were; only they did not receive a sewer and water bill. As a point of information, he mentioned that the parcels had not been charged a storm water utility along with a bunch of others so Director Lemke had looked into it and identified several parcels that should be paying the storm water utility but were not.

Commissioner Curless stated that while garbage collection wasn't really an advantage, they would still be receiving county protection.

Mayor Wiza stated that the parcels were in the city before they were built on, and the developers would have known that, to which Commissioner Curless stated that the buyers would have known it as well when buying it.

Mike Cooper (1396 Somerset Dr) stated that they were aware that it was in the City of Stevens Point when buying the lot, but hadn't realized that they would not get City of Stevens Point Police Department or Fire Department service, referencing to previous events where they had attempted to call the police.

Commissioner Curless asked why Mr. Cooper wanted to detach from Stevens Point, to which Mr. Cooper stated it would be for tax breaks as they were paying a top rate where across the street the rates were a lot lower. Mr. Cooper also added that he was not getting city services as he had his own water and septic. In addition to the lack of policing, he mentioned that for the first 8 years they never had their garbage picked up by the city, but the Town of Hull had picked it up.

Commissioner Curless asked Mr. Cooper if he knew what the rate was in the Town of Hull, to which he did not, but that he would save a third in taxes. Mr. Cooper stated that he didn't mind paying taxes if they were getting the services they were paying for.

Commissioner Curless asked if he had the same water problem that Highway 66 had several years ago, to which Mr. Cooper stated that he had, and that he had to drop his pump 4-5 feet in his well because the water table went down, but luckily haven't had a dry summer since then.

Mayor Wiza pointed out that fire protection and police services should be available, suggesting that perhaps the calls were made prior to a joint dispatch for both the city and county. He explained that all calls went to one center, and if it was still happening, whether with fire or police dispatch, it should be corrected right away. He also added that they had a metro response for structural fires.

Tara Cooper (1369 Somerset Dr) stated that garbage was not consistently picked up, and they hadn't received garbage pick up until point went to receptacles, also noting that the Town of Hull had picked up their garbage. Lastly, she mentioned that they were missed frequently during the holidays.

Lindsay Zimmerman (1400 Somerset Dr) elaborated on Ms. Cooper's point on how garbage pickup was unreliable, as well as recalling an incident where she was not given a garbage can due to being told she was not in the City of Stevens Point. Ms. Zimmerman stated that a representative for the Town of Hull had told her that they paid for their plows to be serviced.

Mayor Wiza stated the reason for that was because it was a Town of Hull road, but the properties were in the Stevens Point.

Lindsay Zimmerman (1400 Somerset Dr) stated that they wanted to be in the Town of Hull due to the lack of services they received.

Mayor Wiza asked if there had been pickup problems since the city was made aware of the issue, to which Ms. Zimmerman stated they had.

Mayor Wiza stated that he believed the email from the Streets Superintendent was in reference to that issue.

Commissioner Curless stated the garbage pickup and police issue could be taken care of, to which Mayor Wiza agreed that they shouldn't be an issue and stated that it would be taken care of.

Commissioner Curless asked if the tax difference was a problem.

Lindsay Zimmerman (1400 Somerset Dr) stated that their taxes should reflect the lack of services were they to stay in the city.

Aldersperson Cathy Dugan (Eighth District) was appalled at the incompetence in the past for not knowing if the owners were in the city, as well as erratically getting their services and expressing understanding for why they would want to withdraw from the city. She stated that this was a great opportunity to bring up boundary issues with the Town of Hull in order to talk about the complexities of it and how they were going to work it out in a clear manner.

Mayor Wiza stated that Chairman Holdridge had agreed to boundary talks perhaps it was time to get something laid out for the Somerset area and the area south of Highway 10 as they could be better planned.

Commissioner Brush asked if the detachment could be revised after approval, to which Mayor Wiza stated it could only if the applicants requested it.

Commissioner Brush asked what the city would lose by granting the detachment.

Mayor Wiza stated that aside from losing taxes, the biggest issue would be in creating a jagged boundary.

Commissioner Brush asked if they would not be able create a straight boundary were they to grant the request.

Mayor Wiza stated it would be more difficult, adding that it had originally been a planned annexation but the reason why the properties to the east and west were not involved was because they had already been developed.

Commissioner Haines expressed concern over setting a precedent and stated that while the services issue needed to be fixed, they also had to look into a boundary agreement, suggesting that it should not wait until a comprehensive plan was done as they needed to have a conversation sooner rather than later.

Aldersperson Kneebone agreed with Commissioner Haines, adding that she was not unsympathetic for the lack of services, and that they needed we need to work out something sooner rather than later, and that it needed to be high on the agenda to be addressed.

Commissioner Brush asked if they would we be able to defer for a specific time period in which the request would go through were they not able to come to an agreement.

Mayor Wiza deferred the question to City Attorney Beveridge.

City Attorney Beveridge stated that per statute, if there is no decision made on the petition within 60 days, it would be considered denied as a matter of law.

Mayor Wiza stated that they wouldn't be able to get a boundary agreement within 60 days, thus it would not be appropriate.

Commissioner Curless stated that the services could be taken care of with some calls, but the biggest problem seemed to be the tax dollars they had spent, adding that the city was currently

undergoing reassessment. He stated that the assessor should be aware of what was going on and that their situation should be taken into consideration.

Mayor Wiza stated that he would check with the assessor to see if that would come into play.

Aldersperson Kneebone stated that while they couldn't get an agreement within 60 days, they would be able to get the conversation started.

Commissioner Curless suggested that they may be setting a precedent if they let them out of the city.

Mayor Wiza stated that he would try to find out how many parcels did not have city sewer and water.

Commissioner Brush asked how the city could annex land that they didn't intend to provide services to.

Associate Planner Kearns stated that the primary reason for the annexation ordinance was to protect the ground water supply for the municipal wells to ensure that a factory couldn't come along and leach the ground water for the municipal wells. He added that residential use was much less intense than manufacturing use.

Anita Bell (516 Forest St) explained that if the homeowners were granted a continuance, they may be able to qualify for additional benefits from the USDA Rural Development Department that they wouldn't within the City of Stevens Point were their request to be approved and she encouraged anyone in the Town of Hull to also contact the USDA office.

Cathy Dugan (Eighth District) stated that a good first contact would be the local alderperson as they were there to assist.

Mayor Wiza reiterated the point in contacting your alderperson or his office were there any problems with city services.

Tara Cooper (1369 Somerset Dr) expressed concern in contacting her alderperson as she wasn't sure how that would change anything.

**Motion by Commissioner Haines to deny the request from Lindsay and Josh Zimmerman and Michael and Tara Cooper to detach their properties from the City of Stevens Point and join them to the Town of Hull, located at 1400 Somerset Drive (Parcel ID 2408-14-3001-04) and 1396 Somerset Drive (Parcel ID 2408-14-3001-03), and to direct staff to initiate conversations with the Town of Hull on a municipal boundary agreement, to check with the assessors regarding the justification for the assessment on the property, and to contact dispatch to make them aware that these two property addresses are in the City of Stevens Point; seconded by Aldersperson Kneebone.**

**Motion carried 6-0**

11. Community Development Department Monthly Report for September 2016. *Report will be provided after September 30, 2016.*

Mayor Wiza pointed out the year to date valuation where the city was now over 36.5 million dollars in declared value for the year, adding that it was significant considering the same period of time from 2015 was 26.5 million, 2014 was 17 million, and 2013 was 18 million. Lastly, he stated that the city was on track to have a record breaking year for development. He commended the city staff and administration.

Commissioner Curless asked for clarification on the amount of monthly permits.

Associate Planner Kearns and Mayor Wiza clarified that they were building permits taken out for residential and commercial remodels as well as new construction for the month of September.

**Motion by Commissioner Cooper to accept and place on file the Community Development Department Monthly Report for September 2016; seconded by Commissioner Brush.**

**Motion carried 6-0**

12. Adjourn.

**Meeting adjourned at 7:10 PM.**