

**CITY OF FREEPORT
PLANNING COMMISSION
Tuesday, June 30, 2015, 6:00 P.M.
Freeport Police Department, Municipal Courtroom
430 North Brazosport Boulevard
Freeport, Texas**

AGENDA

Edward Garcia, Chairman
Tobey Davenport
Royce McCoy

Lesa Girouard
Eddie Virgil

NOTICE is hereby given that the Planning Commission of the City of Freeport, Texas will meet in a regular meeting on **Tuesday, June 30, 2015 at 6:00 P.M.** at the Freeport Police Department, Municipal Courtroom, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

1. Open Meeting.
2. Invocation.
3. Approval of the Minutes for April 20th, 2015 Meeting.
4. Consideration of selecting a Chairman for the Planning Commission.
5. Consideration of selecting a Co-Chairman for the Planning Commission.
6. Consider and discuss Section 72.05 of the Code of Ordinances pertaining to angle parking on West and East Park Avenue.
7. Consideration and discussion regarding Recreational Vehicle Parks.
8. Consider and discuss erecting stop signs on 4th and Dixie and 8th and Dixie.
9. Adjourn.

NOTE: ITEMS NOT NECESSARILY DISCUSSED IN THE ORDER THEY APPEAR ON THE AGENDA. THE PLANNING COMMISSION, AT ITS DISCRETION, MAY TAKE ACTION ON ANY OR ALL OF THE ITEMS LISTED.

I, Delia Munoz, City Secretary, City of Freeport, Texas, hereby certify that this Agenda was posted on the official bulletin board/glass door of City Hall facing the rear parking lot of the building with 24-hour access at 200 West 2nd Street, Freeport, Texas on or before **Friday, June 26, 2015 at 5:00 P.M.**

Delia Munoz, City Secretary
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the Planning & Traffic Commission and the City Council of the City of Freeport met in a Joint Public Meeting on Monday, April 20, 2015 at 6:05 p.m., at the Freeport Police Department, Municipal Court Room, 430 North Brazosport Boulevard, Freeport Texas to discuss the following:

Planning Commission: Edward T. Garcia- Chairman
Tobey Davenport
Royce McCoy
Lesa Girouard
Eddie Virgil – absent

City Council: Mayor Norma M. Garcia
Councilman Larry L. McDonald
Councilman Fred Bolton
Councilwoman Sandra Loeza
Councilwoman Sandra Barbree

Staff: Kola Olayiwola, Building Official
Nat Hickey, Property Manager
Delia Munoz, City Secretary
Gilbert Arispe, Assistant City Manager
Brian Davis, Fire Chief
Dan Pennington, Police Chief
Larry Fansher, Parks Director

Guest: Tina Rogers Jim Pirrung
Jerry Meeks Troy Brimage
Darlene Wier Manning Rollerson
Nicole Mireles Sam Reyna
Melanie Oldham Sherrel Mercer
Chad Elliston Eric Hayes
Jennifer Hawkins Martin Velez
Denny Corder

Open Meeting

There being a quorum Chairman Edward T. Garcia opened the meeting at 6:08 p.m.

Joint Public Hearing: The City Council and the Planning Commission of said City will conduct a Joint Public Hearing to consider a proposed amendment to the Comprehensive Zoning Ordinance and Map of said City, codified as Chapter 155 of the Code of Ordinances of said City, granting to Kimley-Horn for Verizon Wireless a Specific Use Permit for the erection and operation of a new 151 foot high monopole telecommunication tower on portion of the property described as Tract 101B, 526 & 527B of the Brazos Coast Investment Company Subdivision, Division 14, A. Calvit survey, Abstract 49, Brazoria County, Texas containing 7.2 acres of land and locally known as 2121 Zapata Street, within the corporate limits of said City.

Mr. Garcia asked the audience and staff if they had any comments on the proposed telecommunication tower. Mr. Garcia stated that they had paid their application fee and had met all the requirements. Mr. McCoy stated that he had visited the proposed location on 2121 Zapata and had no opposition to the request. Councilwoman Loeza had one person in her ward oppose the monopole telecommunication tower.

There being no more comments, Chairman Edward T. Garcia closed the meeting at 6:15 p.m.

Make a recommendation to City Council whether or not to grant a Specific Use Permit to Kimley-Horn for Verizon Wireless a for the erection and operation of a new 151 foot high monopole telecommunication tower on portion of the property described as Tract 101B, 526 & 527B of the Brazos Coast Investment Company Subdivision, Division 14, A. Calvit survey, Abstract 49, Brazoria County, Texas containing 7.2 acres of land and locally known as 2121 Zapata Street, within the corporate limits of said City.

On a motion by Royce McCoy, seconded by Tobey Davenport, with all present voting "Aye", the Planning Commission approved the granting to Kimley-Horn for Verizon Wireless a Specific Use Permit for the erection and operation of a new 151 foot high monopole telecommunication tower on portion of the property described as Tract 101B, 526 & 527B of the Brazos Coast Investment Company Subdivision, Division 14, A. Calvit survey, Abstract 49, Brazoria County, Texas containing 7.2 acres of land and locally known as 2121 Zapata Street, within the corporate limits of said City.

Adjourn.

Chairman Edward T. Garcia adjourned the meeting at 616 p.m.

Chairman Edward T. Garcia
City of Freeport, Texas

City Secretary- Delia Munoz
City of Freeport, Texas

(O) In any alley or alleyway in such a manner or under such conditions as to block the alley or leave insufficient width for free movement of vehicular traffic. Under no condition is this width to be less than ten feet.

(P) In any other place or manner so as to restrict the free flow of traffic.

(Q) It is an affirmative defense to a prosecution for stopping, standing or parking at a location specified in divisions (A)(3) through (A)(9) above if such stopping, standing or parking occurs on a day when the public school adjoining such location is not in session.
(‘68 Code, § 36-265) (Ord. 1061, passed 1-28-62; Am. Ord. 1865, passed 7-2-99; Am. Ord. 1893, passed 3-6-00; Am. Ord. 2001-1950, passed 10-1-01; 2001-1955, passed 10-15-01; Am. Ord. 2001-1936, passed 4-15-02; Am. Ord. 2007-2172, passed 9-4-07; Am. Ord. 2011-2289, passed 10-3-11; Am. Ord. 2013-2057, passed 12-16-13) Penalty, see § 72.99

§ 72.04 PARALLEL PARKING.

Vehicles may be parked on all public streets or alleys in the city provided the following conditions are met:

- (A) The vehicle shall be headed in the direction of travel of the nearest adjacent traffic lane.
- (B) The wheels nearest the curb shall be approximately parallel to and within 18 inches of the curb or edge of the roadway.
- (C) The manner of so parking such vehicle shall be in compliance with all applicable provisions of this title and state law.
(‘68 Code, § 36-266) (Ord. 1061, passed 1-28-62) Penalty, see § 72.99

§ 72.05 ANGLE PARKING.

(A) Only angle parking of passenger cars and light trucks, as defined in the Transportation Code, shall be permitted at the following locations:

- (1) The south side of the 100 block of East Fourth Street, between the right-of-way for East Park Avenue and the intersecting alley running parallel to East Park Avenue.
- (2) Both sides of the 100 and 200 block of West Broad Street, between West Park Avenue and Oak Street.
- (3) The south side of the 100 and 200 blocks of West Second Street, between West Park Avenue and Oak Street.
- (4) Both sides of West Park Avenue, between Second Street and Fourth Street.
- (5) Both sides of East Park Avenue, between Second Street and Fourth Street.
- (6) Both sides of the 100 block of East Broad Street, between East Park Avenue and Navigation Boulevard.

(B) No part or contents of a vehicle parked at one of the locations described in division (A) above shall protrude into or cause a hazard with other vehicles or pedestrians in the nearest adjacent traffic lane, sidewalk or crosswalk.

(C) Every vehicle parked at one of the locations described in division (A) above shall be parked entirely within a single designated space and no part of such vehicle shall protrude into an adjacent designated space.
(‘68 Code, § 36-267) (Ord. 1061, passed 1-28-62; Am. Ord. 2002-1962, passed 1-7-02; Am. Ord. 2002-1970, passed 2-19-02) Penalty, see § 72.99

§ 72.06 SPECIAL PARKING.

(A) The Chief of Police, with the approval of the City Traffic Engineer, may issue special permits for a definite period of time to allow parking of an unusual nature which may be contrary to or in violation of any of the provisions of this chapter.

(B) It shall be unlawful for any person to use this permit for purposes, places, or times other than those clearly indicated in the written permit.

(C) It shall be unlawful for any person other than those named in the permit to use the permit for any purpose whatsoever.
(‘68 Code, § 36-268) (Ord. 1061, passed 1-28-62)
Penalty, see § 72.99

§ 72.07 RESIDENTIAL PARKING RESTRICTIONS.

(A) It shall be unlawful for any person in charge of operating a vehicle to allow, permit, or park such vehicle habitually on that portion of the street abutting residential property when the person in charge of such vehicle does not own or occupy the residence or a portion of the lot in front of which or alongside of which such subject vehicle is habitually parked.

(B) It shall be unlawful for the operator or any person in charge of a truck tractor to park or to permit or allow such truck tractor or any trailer drawn there by such truck tractor to be parked on that portion of any street in the city abutting residential property.

(C) As used in division (B) of this section, the following words or terms shall have the following meanings:

RESIDENTIAL PROPERTY. Real property on which only a dwelling as defined therein can be constructed or located as the principal structure under the applicable provisions of Chapter 150 of this Code.

TRAILER. A vehicle without motive power of its own designed to be drawn by a truck tractor for the purpose of transporting personal property.

TRUCK TRACTOR. A motor vehicle designed and used primarily to draw another vehicle but which is not constructed to carry a load other than a part of the weight of the other vehicle being drawn and its load.

(D) It is an affirmative defense to a prosecution under division (B) of this section, in the Municipal Court of the city or any other court of competent jurisdiction, if the truck tractor in question is drawing a trailer and is being temporarily parked on that portion of a street abutting residential property to

which there is being delivered any personal property which was transported to such location in or on such trailer.

(‘68 Code, § 36-269) (Ord. 1061, passed 1-28-62; Am. Ord. 2002-1986, passed 7-15-02) Penalty, see § 72.99

§ 72.08 UNATTENDED VEHICLES.

No person driving or in charge of a motor vehicle shall permit it to stand unattended without first stopping the engine, and effectively setting the brakes thereon and, when standing upon any grade, turning the front wheels to the curb or side of the roadway.
(‘68 Code, § 36-274) Penalty, see § 72.99

§ 72.09 PARKING FOR MORE THAN 48 HOURS PROHIBITED.

It shall be unlawful for the owner or operator of any vehicle to allow, cause, or permit such vehicle to remain standing or parked on any street, alley, avenue, or public way, within the city for more than 48 hours continuously.
(‘68 Code, § 36-275) Penalty, see § 72.99

§ 72.10 PARKING FOR CERTAIN PURPOSES PROHIBITED.

No person shall park a vehicle upon any street in the city for the principal purpose of:

(A) Displaying such vehicle for sale.

(B) Greasing or repairing of such vehicle, except repairs necessitated by an emergency.
(‘68 Code, § 36-276) (Ord. 1706, passed 7-1-91; Am. Ord. passed - -96) Penalty, see § 72.99

§ 72.11 STARTING PARKED VEHICLE.

No person shall start a vehicle which is stopped, standing, or parked unless and until such movement can be made with safety.
(‘68 Code, § 36-272) (Ord. 1061, passed 1-28-62) Penalty, see § 72.99

Jeff Pynes

From: Jeff Pynes
Sent: Thursday, June 18, 2015 4:59 PM
To: edgarcia005@sbcglobal.net; edgarciagi@att.net
Subject: FW: RV Parks in Freeport

From: Jeff Pynes
Sent: Thursday, June 11, 2015 9:03 AM
To: edgarcia005@sbcglobal.net
Cc: Arispe, Gilbert; rmccoy@freeport.tx.us
Subject: RV Parks in Freeport

Mr. Garcia,

With the exciting growth in our business community and the record number of temporary workers that will be relocating to our area RV parks are going to be essential to keeping the workforce local where they will be contributing into our local economy. Knowing the temporary 8 – 12 year dynamics of the temporary work-force clearly necessitates expediting RV parks in permissible areas by using temporary appropriate construction methods for roadways and pad sites.

For us to be able to capitalize and garner the economic opportunities of the workforce population we need a mechanism where the location and methods of temporary construction are merely authorized for expediency. My thoughts are the following:

- Authorize RV parks in areas that are not within a determined distance from an established residential area. Not sure what the distance would be, but something to consider
- Allow for road-base and rock type packed roads and pad sites. Since the site is most likely temporary this is a reasonable expectation. The authorization could have a time parameter associated with it indicating if the use continues after a certain period of time it is deemed permanent and certain roadway and pad site improvements would then be required. The owner could also be required to keep them maintained where they are smooth, flat and not holding water, etc...

Let me know what you think. The City would benefit by keeping this work force population close. Facilitating an expedited approval and modified process would be beneficial to expedite this endeavor.

Jeff Pynes
Chief Executive Officer – Freeport
City Manager
979-233-3526 Office
citymanager@freeport.tx.us

NOTE: NOTE: To schedule or coordinate a meeting with the City Manager Jeff Pynes or the Assistant City Manager Gilbert Arispe please coordinate scheduling request with Administrative Secretary Leann Strahan at lstrahan@freeport.tx.us or by calling 979-233-3526.

Parking Ratio	Specific Use	District
1/400	Liquor Store	C-2
none	Mining, including exploration for or production of gas or oil; extraction of clay, gravel or sand; quarrying of rock or stone	in any district
1/3 beds min. 1/1 bed max.	Personal Care Homes	in any district
1/400	Public Library or museum	R
none	Radio or television broadcasting transmitter or tower, microwave relay tower	in any district
1/space	Recreational vehicle park	in any district except R-1, R-2, W-1 and W-1R
1/3 beds	Sanitorium on a site of 10 acres or more	R
1/1.5 emp.	Schools; elementary, high, college and universities, public, private or denominational	in any district
1/1.5 emp	School nursery, kindergarten, or day care for children	R
1/100	Sexually oriented business	C-3
1/200	Shopping center on a site of 5 acres or more	R
1/400	Telephone exchange but not including garage shop or service	R
1/1.5 emp.	Wrecker Storage Pens/Facilities	M-1
none	Wholesale offices with storage facilities if the permit authorizing such use is limited to a stated period of time to be determined by the City Council at the time such permit is granted	C-1
none	Fabrication and assembly of products if the permit authorizing such use is limited to a stated period of time to be determined by the City Council at the time such permit is granted	C-2

(2) A specific use permit is an amendment to the district regulations of the Zoning Ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established.

(3) The Building Official shall not issue a Certificate of Occupancy and Compliance for such uses that are hereafter created, changed, converted or enlarged, either wholly or in part, until a specific use permit has been obtained in accordance with the amendment procedures set forth in § 155.064.

(4) The purpose of the regulations described in this subsection is to allow the proper integration into the city of uses which may be suitable only in specific locations in a zoning district.

(5) Application for a specific use permit shall be made by the property owner or certified agent thereof to the Planning Commission on forms prescribed for this purpose by the City Council. Such application shall be accompanied by a site plan as set forth in § 155.023. Specific use permits, revocable, conditional or valid for a term period may be issued

for any of the uses or purposes for which such permits are required or permitted by the terms of this chapter. Granting of a specific use permit does not exempt the applicant from complying with the requirements of the Building Code or other ordinances.

(6) The fee to cover administrative and processing costs of a specific use permit application shall be as established by the City Council. If in accordance with the procedures of § 155.064 (A)(2) an application for a specific use permit receives an unfavorable recommendation from the Planning Commission after public hearing and is not appealed to the City Council within 10 days; half of the fee will be refunded to the applicant.

(7) In considering any application for a specific use permit, the Planning Commission shall give due regard to the nature and condition of all adjacent uses and structures. The Planning Commission may recommend disapproval of an application for a specific use permit, and, in recommending approval of a specific use permit, the Planning Commission may impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to the regulations of the district in which the particular use is located, as they may deem necessary for the protection of the adjacent properties and public interest.

(8) Provided that the Planning Commission finds:

(a) That the proposed structure or use conforms to the requirements and intent of this chapter and the Comprehensive Plan of the city;

(b) That any additional conditions stipulated by the Planning Commission as deemed necessary in the public interest have been met; and

(c) That such use will not under the circumstances of the particular case constitute a nuisance or be detrimental to the public welfare of the community, the Planning Commission shall make a favorable recommendation in behalf of the application to the City Council.

(9) Every specific use permit granted by the City Council shall be considered as an amendment

to the Zoning Ordinance as applicable to such property. In granting such permit, the City Council may impose conditions which shall be complied with by the grantee before a Certificate of Occupancy and Compliance may be issued by the Building Official for the use of the buildings on such property pursuant to said specific use permit; and such conditions shall not be construed as conditions precedent to the granting of the specific use permit; but shall be construed as conditions precedent to the granting of the Certificate of Occupancy and Compliance.

(10) Following the passage of a Specific Use Permit Ordinance by the City Council, the Building Official shall issue Certificate of Occupancy and Compliance, as provided in division (C) above, and shall insure that development is undertaken and completed with said permits.

(F) *Construction and use to be as provided in applications, plans, building permits and Certificate of Occupancy and Compliance.* Building permits or Certificates of Occupancy and Compliance issued on the basis of plans and applications approved by the Building Official authorize only the use, arrangement and construction set forth in such approved plans and applications. Any other use, arrangement or construction at variance with that authorized shall be deemed violation of this chapter and punishable as provided by § 155.999.

(G) No building permit or certificate of occupancy and compliance for the use of any building or structure as a game room for coin operated machines, other than one used or to be used exclusively for excluded machines, shall be issued.

(H) All recreational vehicle parks, for which a specific use permit has been granted, shall be operated in compliance with all of the terms and conditions of §§ 120.24 through 120.26 of this code.

(Ord. 1100 § 9, passed 4-3-64; Am. Ord. 1100-W, passed 10-24-77; Am. Ord. 1100-VV, passed 4-6-81; Am. Ord. 1100-YY, passed 7-20-81; Am. Ord. 1100-90-1, passed 8-6-90; Am. Ord. 1100-97-1, passed 6-2-97; Am. Ord. 2004-2040, passed 3-15-04; Am. Ord. 2004-2041, passed 3-15-04; Am. Ord. 2005-2077, passed 3-21-05; Am. Ord. 2010-2444, passed 5-4-10) Penalty, see § 155.999

which meets all the requirements of the applicable standard codes included in this code of ordinances.

(Ord. 1760, passed 4-4-93) Penalty, see § 10.99

Cross-reference:

Anchorage; tie down requirements, see § 152.06

RECREATIONAL VEHICLE PARKS

§ 120.20 LOCATION OF PARKS.

Recreational vehicle parks may only be located in a recreational vehicle park zoning district, as defined in Chapter 155 of this code; or, by specific use permit, in any zoning district except in an R-1, R-2, R-3, W-1 and W-1R zoning district..

(Ord. 1760, passed 4-4-93; Am. Ord. 2010-2244, passed 5-4-10) Penalty, see § 10.99

§ 120.21 LICENSE ISSUANCE; FEE.

(A) *License required.* It shall be unlawful for any person to operate a recreational vehicle park within the corporate limits of the city unless such person holds a valid license issued in the name of such person for a specific park.

(B) Application for original license.

(1) All original applications for an original license to operate a recreational vehicle park in the city shall be on forms furnished by the city, shall be signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and accompanied by the annual license fee mentioned below. The application shall contain the following:

(a) The name and address of the applicant and, if the applicant is not the owner of the premises on which the park is located, the name and address of the owner with a copy of a lease to the applicant from the owner being attached.

(b) The legal description, street address, and zoning classification of the park.

(c) A site plan of the park showing all recreational vehicle spaces, structures, streets, driveways, walkways and other service facilities and such other information as the Building Official may reasonably require to establish that the park has been constructed, altered, or expanded according to the permit issued therefor.

(2) If the applicant is not the owner, the applicant must be a lessee of the owner pursuant to a written lease having a remaining term (including any provisions for renewal and extension of such lease) of not less than the term for which the license will be issued.

(3) The Building Official shall grant such application and issue an original license to operate a recreational vehicle park to the applicant unless he finds the information contained in such application to be inaccurate. The original license shall expire on January 2 of the calendar year next following the year in which it is issued.

(C) *Application for license renewal.* An application to renew a license to operate a recreational vehicle park in the city shall be made on forms furnished by the city, shall be signed by the licensee, shall contain such information as the Building Official may reasonably require to gather information reflecting any change in the information required in the original application or last filed renewal application and shall be accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and the annual license fee mentioned below. If the applicant is not the owner, the applicant must be a lessee of the owner pursuant to a written lease having a remaining term (including any provisions for renewal and extension of such lease) of not less than the term for which the license will be renewed. The Building Official shall grant such application unless the information contained therein is inaccurate or unless the Building Official believes that the licensee committed or allowed any violation of the provision of this chapter applicable to such park to occur which has not been corrected. A license which has been suspended pursuant to § 120.26 may not be renewed during the period for which it was suspended.

(D) *License fee.* The annual license fee shall be \$20 per recreational vehicle space. The annual fee for a original license shall be prorated for the balance of the year.

(Ord. 1760, passed 4-4-93) Penalty, see § 10.99

§ 120.22 TRANSFER OF LICENSE; FEE.

(A) Every person desiring to purchase a recreational vehicle park located in the city shall apply for a transfer of such license on forms to be furnished by the city which shall be signed by the licensee, shall contain such information as the Building Official may reasonably require to assure the Building Official that the park is being and will be operated in compliance with all the requirements of this chapter and shall be accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and the license transfer fee mentioned below. A license which has been suspended as provided in § 120.26 may not be transferred during the period for which it was suspended.

(B) All applications for transfer of a license to operate a recreational vehicle park within the city shall be accompanied by a fee of \$20 per recreational vehicle space.

(Ord. 1760, passed 4-4-93) Penalty, see § 10.99

§ 120.23 APPEAL FROM DENIAL OF LICENSE.

Any person whose original application for a license to operate a recreational vehicle park is denied and any person whose application to renew or transfer such license has been denied may request and shall be granted a hearing on the matter by the City Council which shall, by majority vote of its members present and voting at any regular or special meeting at which the same appears as an item on the agenda, affirm or reverse the denial of such application by the Building Official. If the decision of the Building Official is reversed by the City Council, the Building Official shall issue the license or any renewal or transfer the

same with such requirements as such majority of the City Council may reasonably require. Any decision of the City Council in such appeal shall be final.

(Ord. 1760, passed 4-4-93)

§ 120.24 MAINTENANCE AND OPERATION OF PARKS.

(A) *Maintenance of site requirements.* All site requirements set forth in § 7.2C of the zoning code shall be maintained at all time in good working order and condition.

(B) *Fire safety standards.*

(1) *Storage and handling of liquified petroleum gases.* In recreational vehicles parks in which liquified petroleum gases are stored and dispensed, their handling and storage shall comply with requirements of International Fire Code, 2003 Edition adopted by § 92.50.

(2) *Storage and handling of flammable liquids.* In recreational vehicle parks in which gasoline, fuel, oil, or other flammable liquids are stored and/or dispensed, their handling and storage shall comply with the provisions of International Fire Code, 2003 Edition adopted by § 92.50.

(3) *Firefighting.* Approaches to all recreational vehicle spaces shall be kept clear at all times for access by firefighting equipment. The recreational vehicle park shall provide an adequate water supply for Fire Department operations which shall be connected to the city's public water supply system. This shall include standard city fire hydrants located within 500 feet of all recreational vehicle spaces measured along the driveways and internal streets of the recreational vehicle park. These fire hydrants shall be made available for periodic inspection by the Fire Department and Water Department of the city. The adequacy of the water supply for firefighting shall be determined by state standards.

(4) *Barbecue pits, fireplaces, and stoves.*

All fireplaces, wood burning stoves and other forms of outdoor cooking shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both in the area where used and in neighboring area of the recreational vehicle park. No open fire shall be permitted in the park.

(C) *Solid waste disposal.* The licensee or agent of a recreational vehicle park shall be responsible for the collection and lawful disposal of all solid waste generated in the park as follows:

(1) The licensee or agent of the park shall be responsible for maintaining the entire area of the park free from weeds, dry brush, leaves, high grass, and the accumulation of debris and to prevent the growth of noxious weeds detrimental to health in accordance with the applicable provision of this code of ordinances. All extermination methods and other methods to control insects and pests must conform to the requirements of the Health Director of the city.

(2) All refuse and garbage handling must be in accordance with the applicable city ordinance. One centralized container may be utilized but it must be of sufficient size to handle all trash and garbage generated within the park without having to be emptied more than twice per week.

(D) *Restriction to recreational vehicles.* With the exception of the service buildings, recreational buildings, and other community service buildings including but not being limited to management residence and/or office, repair shops, storage facilities, sanitary and laundry facilities, and indoor recreation areas constructed and maintained pursuant to the provisions of § 7.2C of the zoning code, only recreational vehicles shall be located in any recreational vehicle park.

(E) *Illumination of parks.* The illumination of all common access routes, driveways, internal streets, off-street parking areas, and service buildings within a recreational vehicle park shall meet the reasonable requirements of the Building Official to insure adequate visibility within such areas at night by park residents and guests and public safety personnel who might be called to the park at night.

(F) *Provisions for handicapped.* All buildings, walkways, and other structures in the park shall meet the standards for accessibility by the handicapped established by the applicable city, state, and federal regulations.

(Ord. 1760, passed 4-4-93) Penalty, see § 10.99

Cross-reference:

Solid waste, see Ch. 50

International Fire Code adopted, see § 92.50

Zoning code, see Ch. 155

§ 120.25 INSPECTION OF PARKS.

The Building Official, the Health Officer, the Fire Chief, and the Police Chief of the city and their respective designees shall have the right and are hereby directed at all reasonable times to enter upon any premises for which a license to operate a recreational vehicle park has been issued for the purpose of determining whether a condition or practice exists thereon in violation of the provisions of this chapter.

(Ord. 1760, passed 4-4-93)

§ 120.26 VIOLATION; SUSPENSION; APPEAL.

(A) Whenever, upon inspection of any recreational vehicle park, the Building Official, the Health Officer, the Fire Chief, or the Police Chief of the city or their respective designee finds that conditions or practices exist which are in violation of any provision of this chapter exist at such park, the Building Official shall issue and deliver to the licensee of such park a written notice setting forth each such condition or practice and notifying the licensee that unless such condition or practice is corrected or stopped within the time specified in such notice, which shall be a reasonable time taking into consideration the time required in the opinion of the Building Official for the correction or stopping of such condition or practice, the license of such licensee to operate such park shall be suspended. At the end of such notice period, the Building Official shall reinspect such park and, if all conditions or practices mentioned in such notice have not been corrected or

stopped, the Building Official shall immediately suspend the license of such licensee to operate such park for such period of time as the Building Official deems appropriate.

(B) Any person whose license to operate a recreational vehicle park is suspended shall have the right to have such suspension reviewed by the City Council which shall, by majority vote of its members present and voting at any regular or special meeting at which the same appears as an item on the agenda, affirm or reverse the suspension of such license by the Building Official. If the decision of the Building Official is reversed by the City Council, the City Council may either reinstate the license or suspend it for a lesser period of time than that for which it was suspended by the Building Official. Any decision of the City Council in such appeal shall be final.
(Ord. 1760, passed 4-4-93)