

Background Information Regarding Ordinance #241

To save you some research time and to give you a clear picture of the history and intent of this ordinance, I wanted to share some facts with you for your consideration. Contrary to what you read on Facebook or hear on the streets, this ordinance did not originate with Becky Ford. The following is a brief account of its history, purpose, date approved/revised and reason for revision. From the beginning it was intended to provide a place for mobile homes/manufactured homes while protecting property values of conventional properties.

Ord. #	Purpose	Date Approved	Signed By	Date Revised	Reason for Revision
35	Requiring the licensing and specifying the physical requirements operation, and service facilities of trailers and trailer parks. Definition of terms; permits required; license required; construction and additions; physical requirements for park; zoning requirements; maintenance; office building; management caretaker, guest register; enforcement of rules and regulations; water supply; sanitation facilities and cleanliness; sewage and refuse disposal; garbage receptacles; fire protection; bottled fuel; bond requires; penalty; severability. <u>Prepared by Guy Goodson, City Attorney</u>	1/20/1981	O.C. Hall	4/17/1984	See Information Listed Below
58	Regulating Trailer Coaches on public and private property; Defining: Agent, building official, certificate of occupancy, City City Council, health officer, city official, common access route/ internal street, driveway, Fire Chief, license, licensee, trailer coach trailer coach park, parking street, off street, permit, person, plot plan/site plan, police chief, replacement, service building, sewer connection, sewer service, riser pipe, space, trailer coach pad, water connection, water riser pipe, providing minimum trailer coach park standards, establishing requirements for the design, construction, alteration, extension and maintenance of trailer coach parks; authorizing the inspection of trailer coach parks; and authorizing the city secretary to publish a descriptive caption or title; providing for a penalty, including a fine of not less than \$100.00 nor more than \$200.00 per violation and providing a severability clause. <u>Prepared by Guy Goodson, City Attorney</u>	4/17/1984	H. C. Davidson	6/18/2002	Increased regulations pertaining to location of trailer coaches, broadened definition required in the enforcement of the ordinance and for clarification of terms used in ordinance.

Ord. #	Purpose	Date Approved	Signed By	Date Revised	Reason for Revision
148	<p>City Council finds that existing Ordinances #35 and #58 fails to adequately regulate the placement and location of trailer coaches and trailer parks within the City. Ordinance #148 replaced #35 and #58 (both 14 page very well defined ordinances) with a brief 2 page document regulating trailer coaches on public and private property; authorizing the city secretary to publish a descriptive caption or title, providing for a penalty, including a fine of not less than \$50.00 nor more than \$500.00 per violation and providing a severability clause.</p> <p><u>Preparer of Ordinance Unknown.</u></p>	6/18/2002	Erin Galloway	6/15/2004	<p>Replaced the definition of trailer coach with a definition of a mobile home. HUD-Code Manufactured Homes were excluded from the requirement of being placed in a mobile home park. Placement was left to Council discretion and approval. Travel trailers were also excluded from being required to locate only in mobile home parks.</p>
149	<p>Amending #148 and Regulating Mobile Homes and Manufactured Homes on public and private property; Defining: Agent, building official, certificate of occupancy, City Council, health officer, city official, common access route/internal street, driveway, Fire Chief, license, licensee, mobile home, mobile home park, parking street, off street, permit, person, plot plan/site plan, police chief, replacement, service building, sewer connection, sewer service, riser pipe, space, mobile home pad, water connection, water riser pipe, providing minimum mobile home and manufactured home park standards, establishing requirements for the design construction, alteration, extension and maintenance of mobile home and manufactured home parks; authorizing the issuance of permits for construction, alteration, and extension of mobile home and manufactured home parks; authorizing the inspection of mobile home and manufactured home parks; and authorizing the city secretary to publish a descriptive caption or title; providing for a penalty, including a fine of not less than \$1.00 nor more than \$200 per violation and providing a severability clause.</p>	6/15/2004	Don Smith	8/16/2005	<p>Ordinance 149 amended 148 to return the ordinance to the original wording of Ordinance #58 with the exception of changing the definition of trailer coaches to mobile home and including manufactured home in the requirements to locate within an approved mobile home/manufactured home park. Fines were changed back to not less than \$1.00 nor more than \$200.00. <u>Revisions to the ordinance were made by City Secretary, Norma Lucus</u></p>

Ord. #	Purpose	Date Approved	Signed By	Date Revised	Reason for Revision
191	Amending #148 and Regulating Mobile Homes and Manufactured Homes on public and private property; Defining: Agent, building official, certificate of occupancy, City Council, health officer, city official, common access route/internal street, driveway, Fire Chief, license, licensee, mobile home, mobile home park, parking street, off street, permit, person, plot plan/site plan, police chief, replacement, service building, sewer connection, sewer service, riser pipe, space, mobile home pad, water connection, water riser pipe, providing minimum mobile home and manufactured home park standards, establishing requirements for the design construction, alteration, extension and maintenance of mobile home and manufactured home parks and related utilities and facilities; authorizing the issuance of permits for construction, alteration and extension of mobile home and manufactured home parks; authorizing the inspection of mobile home and manufactured home parks and authorizing the city secretary to publish a descriptive caption or title; providing for a penalty, including a fine of not less than \$100 nor more than \$200 per violation and providing a severability clause.	8/16/2005	Rebecca M. Ford	8/21/2014	Council had voted in 2004 to implement an ad valorem tax to replace the road user . The city would begin collecting that tax on all properties in the 2005-2006 fiscal year. In Ord. #149, page 4. Section E. License Fee the City was collecting a \$100 license fee for each mobile home/manufactured home park in addition to an additional \$10 per unit located in the park at the time the license was renewed. Since the property was now being taxed, Council voted to remove the \$10 per unit fee from the ordinance. No other changes were made in this revision. <u>Ordinance was revised by City Secretary Norma Lucus</u>
241	Amending #148 and Regulating Mobile Homes and Manufactured Homes on public and private property; Defining: Agent, building official, certificate of occupancy, City Council, health officer, city official, common access route/internal street, driveway, Fire Chief, license, licensee, mobile home, mobile home park, parking street, off street, permit, person, plot plan/site plan, police chief, replacement, service building, sewer connection, sewer service, riser pipe, space, mobile home pad, water connection, water riser pipe, providing minimum mobile home and manufactured home park standards, establishing requirements for the design construction, alteration, extension and maintenance of mobile home and manufactured home parks and related utilities and facilities; authorizing the issuance of permits for construction, alteration and extension of mobile home and manufactured home parks; authorizing the inspection of mobile home and manufactured home parks and authorizing the city secretary to publish a descriptive caption or title; providing for a penalty, including a fine of not less than \$100 nor more than \$200 per violation and providing a severability clause.	8/21/2014	Rebecca M. Ford		Ordinance was amended as a result of a complaint made by Councilman Merindino against Councilwoman Adams because her daughter was living temporarily on her driveway in her RV. Ordinance was amended to include definition of recreational vehicles and requirements for their placement within the City. Changes are on page 1, page 3 Section AA that continues onto page 4. Section 2, page 4, Permit required, states that it is unlawful to locate or maintain any mobile home or manufactured home or <u>Recreational Vehicle</u> in any place in the City other than a duly licensed and lawfully operated mobile home or manufactured home park. <u>Revisions to the ordinance were made by Dru Montgomery, City Attorney</u>