

CHAPTER 15
PLANNING AND COMMUNITY DEVELOPMENT

- Article 1. Planning and Commission.**
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Section 15-1. Municipal Planning Commission Created.

(See Chapter 1, Article 3, Section 1-34, this Code of Ordinances).

Section 15-2. Jurisdiction Area.

The Municipal Planning Commission shall have jurisdiction over all land within the corporate limits of the Town of Mountain Park, Oklahoma **and to the extent lawful all properties owned by the Town of Mountain Park, Oklahoma but located outside of the corporate limits of the Town.**

Section 15-3. Rules and Regulations.

1. The Planning Commission shall prescribe and adopt rules and regulations governing the transaction of business, and shall keep a public record of all regulations, transactions and findings.
2. Regular meetings of the Planning Commission shall be scheduled at least once each month.
3. Special and Emergency Meetings may be called by the Mayor or Chairman of the Commission, in accordance with the State Open Meetings law.

Section 15-4. Employees; Expenditures.

1. The Planning Commission shall have the authority to contract for necessary professional services, within the limits of any budgetary appropriations fixed by the Town Board of Trustees; all compensation for such services shall also be fixed by **the** Town Board.
2. The Planning Commission may incur other necessary expenses, within the limits of the Town Board of Trustees' budgetary appropriations, to carry out all purposes and responsibilities.

Section 15-5. Project Review Procedures.

All projects or matter that fall within the duties and powers of the Planning Commission (as specified in this Code of Ordinances) , shall be referred to the Commission for investigation

and report, before any final action shall be taken thereon by the Town Board of Trustees. If the Commission fails to make an investigation and report on any matter referred to it within sixty (60) days, or other agreed upon time, the Town Board of Trustees may proceed to act upon such matter.

Section 15-6. Duties and Powers.

1. The Planning Commission shall have these duties and powers:
 - a. To prepare and recommend to the Town Board of Trustees, for adoption, a Comprehensive Plan and a Strategic Plan for the future development of the Town of Mountain Park, Oklahoma, and to ensure that **the** Plans, once prepared and adopted, are properly utilized and updated at appropriate intervals;
 - b. To make recommendations concerning the Community's growth, improvement and beautification;
 - c. To investigate, prepare and recommend to the Town Board Trustees on all matters relating to the location and development of parks and recreational areas, streets, public grounds and structures;
 - d. To investigate, prepare and recommend to the Town Board of Trustees, for adoption, a suitable Zoning Ordinance to assist in the implementation of the Community's Comprehensive Plan, and to assist **said the** Town Board in administering **the** Zoning Ordinance;
 - e. To investigate, prepare and recommend to the Town Board of Trustees, for adoption, rules and standards for use in regulating the subdivision of land within the Planning Commission's jurisdictional area, and to assist **the** Town Board in administering **the** Land Subdivision Regulations; and
 - f. To investigate, prepare and recommend to the Town Board of Trustees, for adoption, such other rules, regulations or standards as necessary to implement the Comprehensive Plan for the Town of Mountain Park, Oklahoma, including standards and regulations for floodplain management, historic preservation, signs, annexation and utility extensions, among others.
2. The Planning Commission may also accept or raise funds, from public or private sources, for valid purposes or projects.

Sections 15-7 through 15-19.

(Reserved for future use.)

Article 2. Zoning.

Section 15-20.

Municipality's Power to Zone.

1. For the purpose of promoting the health, safety and welfare of all citizens of the Community, the Town Board of Trustees is empowered to regulate and restrict the height, number of stories and size of structures, the percentage of lot that may be occupied, the size of yards and other open spaces, the density of population and the location and use of structures and land.
2. For any of the above purposes, the Town Board of Trustees may adopt an Ordinance dividing the Municipality into Zoning Districts of such number, shape and area as may be deemed most beneficial to the Community. Within such Zoning Districts, the erection, construction, reconstruction, alteration, repair or use of structures or land may be regulated. All such regulations shall be uniform throughout each District, but the regulations in any Zoning District may differ from those in other Districts.

Section 15-21. Relationship of Zoning to the Adopted Comprehensive Plan.

1. Any Zoning Ordinance adopted by the Town Board of Trustees **may** be made subsequent to the preparation of, and in accordance with, the Community's Comprehensive Plan, which Plan **is to** be adopted as a statement of public policy by Resolution of **the** Town Board.
2. Zoning Districts created for protection of historic resources **may** also be made subsequent to the preparation of, and in accordance with, an adopted Comprehensive Plan Element for the particular historic resource or area to be protected.

Section 15-22. Planning Commission to be Zoning Commission.

To avail itself of the powers of State Law, the Municipal Planning Commission is hereby designated as the Zoning Commission of the Town of Mountain Park, Oklahoma.

Section 15-23. Zoning Ordinance Adopted by Reference.

(Reserved for future use.)

Section 15-24. Zoning Board of Adjustment.

(See Chapter 1, Article 3, Section 1-35, this Code of Ordinances.)

Sections 15-25. (Reserved for future use.)

Article 3. Subdivision of Land.

Section 15-30. Subdivision Review Process.

1. All subdivision plats, or re-plats of land laid out in plats or lots, and the streets, alleys or other portions of the same intended to be dedicated to public or private use, located

within the jurisdictional area of the Municipal Planning Commission, shall first be submitted to said Planning Commission for its review.

2. If the subdivision plat or re-plat is located within the corporate limits of the Town of Mountain Park, Oklahoma, final approval, prior to the filing of said plat or re-plat with the Kiowa County Clerk, shall be obtained from the Town Board of Trustees of Mountain Park, Oklahoma.
3. In reviewing subdivision plats or re-plats, the Planning Commission and the Town Board of Trustees shall utilize the definitions, procedures and design and improvement standards in the "Subdivision Regulations" or the "Development Standards" adopted by and for the Town of Mountain Park, Oklahoma.

Section 15-31. **Development Regulations Adopted by Reference.**

(Reserved for future use.)

Sections 15-32 through 15-39. (Reserved for future use.)

Article 4. **Miscellaneous Provisions.**

Section 15-40. **Flood-Prone Areas.**

(See Section 1-35, Article 3, Chapter 1, and Section 4-63, et seq., Article 5, Chapter 4, this Code of Ordinances.)

Sections 15—41 through 15—59. (Reserved for future use.)

Article 5. **Penalty.**

Section 15-60. **Penalty.**

Any person, firm or corporation who violates any provision of this Chapter shall be guilty of an offense and, upon conviction thereof, shall be fined in any amount not exceeding the limits established in Section 11-40, Article 3, Chapter 11 of this Code of Ordinances. Each day upon which a violation continues shall be deemed a separate offense.