

**CITY OF ASHLAND
109 EAST BROADWAY
BOARD OF ALDERMEN AGENDA
TUESDAY, APRIL 02, 2013
7:00 P.M.**

Invocation

Pledge of Allegiance

Roll Call

CONSENT

1. Consideration of the 4-02-13 agenda: **Action:** _____
2. Consideration of the 3-19-13 minutes: **Action:** _____
3. Bills to be paid: **Action:** _____

APPEARANCES

4. Anthony Consiglio-Police Chief monthly report
5. Barb Bishop-discussion of direction for recycling
6. Anyone wishing to appear before the Board

APPOINTMENTS

7. Marc May-Planning and Zoning Commission

COUNCIL BILLS

8. Council Bill No. 2013-011, an ordinance adopting an annual Budget for the fiscal year beginning May 1, 2013 and appropriating funds pursuant thereto. First Reading by title only. **Action:** _____
9. Council Bill No. 2013-012, an ordinance establishing a 5% gross receipts sales tax on water and sewer. First Reading by title only. **Action:** _____

ORDINANCES

10. Ordinance No. 944, an ordinance amending Chapter 14; Sewer, Water and Solid Waste by adding the definition of the Board of Public Works to Section 14.005 and Section 14.120 of the City of Ashland, Missouri Code of Ordinances. **Action:** _____
11. Ordinance No. 945, an ordinance approving the re-plat of Lots 6-9 Ashland Keystone Subdivision Block 2 dated February 12, 2013. **Action:** _____
12. Ordinance No. 946, an ordinance approving the final plat of Eagle Lakes Plat 3A, a replat of lots 305, 306, and 307 and part of Eagle Point Drive, Eagle Lakes Plat 3, dated February 11, 2013. **Action:** _____

13. Ordinance No. 947, an ordinance of the City of Ashland, Missouri, amending the City's Code of Ordinances, Chapter 9, Planning and Zoning to add Section 9.340 "Fences and Walls" establishing specific regulations for the construction of fences and walls, providing for conflicts, severability, and an effective date. **Action:** _____
14. Ordinance Bill No. 948, an ordinance of the City of Ashland, Missouri amending the City's Code of Ordinances, Chapter 9, Planning and Zoning to add Section 9.373 "Travel Trailer Parks" establishing specific regulations for the implementation of such parks within the City, providing for conflicts, severability, and an effective date. **Action:** _____

RESOLUTIONS

15. None

OTHER

16. None

REPORTS

17. Mayor's Report
18. City Administrator's Report
19. City Attorney's Report
20. Board of Alderperson's Report
21. Vote to adjourn meeting

If you would like to add an item on the agenda, please do so in writing 7 days prior to the meeting date.

The City of Ashland wants to make certain our meeting is accessible to all citizens. If you require any accommodations (signing, interpreter, translator, etc.) that we do not normally have at our meetings, please let Darla Sapp, City Clerk know of your needs. (if possible 48 hours in advance of the meeting.)

The City of Ashland Board of Aldermen may have a study session, or special meeting or hold a closed meeting pursuant to Chapter 610.021 (1) thru 610.021 (21).

Posted: 3-29-2013

City Hall and Web site www.ashlandmo.us

MARCH 19, 2013
BOARD OF ALDERMEN MINUTES
7:00 P.M.
DRAFT MINUTES NOT APPROVED BY BOARD

Mayor Jackson called the regular meeting to order on March 19, 2013 at 7:00 p.m. at Ashland City Hall, 109 East Broadway.

Alderman Wyatt gave the invocation.

Mayor Jackson led in the pledge of allegiance.

Mayor Jackson called the roll.

Ward One: David Thomas-here, Gene Rhorer-here

Ward Two: Randy Wyatt-here, Mike Calvert-here

Ward Three: Matt Uhrig-absent, vacant seat

Staff Present: Kelly Henderson, City Administrator, Charles Senzee, Community Development Director, David Bandre, City Attorney, and Darla Sapp, City Clerk.

Mayor Jackson presented the agenda of March 19, 2013 for consideration. Alderman Thomas made motion and seconded by Alderman Wyatt to approve the agenda as presented. Alderman Thomas made motion and seconded by Alderman Wyatt to amend the motion to add a closed session pursuant to Chapter 610.021 (3) personnel matters. Mayor Jackson called for the vote. Motion carried.

Mayor Jackson presented the minutes of March 05, 2013 for consideration. Alderman Thomas made motion and seconded by Alderman Wyatt to approve the minutes as presented. Mayor Jackson called for corrections or changes. Mayor Jackson called for the vote. Motion carried.

Mayor Jackson presented the bills to be paid for consideration. Alderman Wyatt made motion and seconded by Alderman Thomas to approve the bills as presented. Mayor Jackson called for questions or comments. The Board asked various questions. Mayor Jackson called for the vote. Motion carried. Alderman Rhorer-abstained.

Charles Senzee, Community Development Director gave his monthly report to the Board. He reported the Planning and Zoning Commission held a meeting on March 12 and recommended approval of two plats and two code amendments that are on the agenda tonight. Mr. Senzee updated the Board on the Ashland Business District and he is working with the intern in revising the draft business district document and creating presentation materials. He presented some 3D models of hypothetical developments comparing site design under the current code to site design under the proposed district standards. He stated that some additional changes to the proposed business district standards are necessary. He stated the most significant changes will be a dramatic decrease in the required setbacks for the eastern portion of the district to better

accommodate the required side/rear parking areas. Charles Senzee reported the University of Missouri students have completed their final draft of the community survey. He presented the building permits issued for the month.

Mayor Jackson reported the next item on the agenda was Mike McCubbin for discussion of his stormwater issue. Mike McCubbin gave an overview of the time line of problems with Southwest Courts Watershed. He said there is no drainage easement on him. He expressed his displeasure with the preliminary engineering report recommendations by Archer Group and nothing being done on this issue. He complained of the silt run off from Ashland Keystone Subdivision. He demanded the Board take a vote to get the stormwater issue fixed this year and for it to be piped underground. Mayor Jackson reported a meeting between Mr. McCubbin and C.M. Archer Group was set for March 27 at 8:00 a.m. Mr. McCubbin stated if no vote was taken he would insure his property is protected and a representative would be talking in his place from this day forward. The Board discussed the engineering report and felt they had to rely on this.

Larkin Powers stated he did not get a silt fence up on one lot in Keystone Subdivision. He stated he would take care of this tomorrow.

Mayor Jackson asked if anyone wished to appear before the Board.

Bruce Wallace, Southern Boone County Chamber invited the Board and citizens to attend a meeting on Thursday, March 21 at 8:00 a.m. in the Southern Boone County Library on the upcoming Proposition 1 sales tax issue that will fund 911.

Mayor Jackson presented Council Bill No. 2013-006 for consideration. Alderman Wyatt made motion and seconded by Alderman Calvert to take up Council Bill No. 2013-006, an ordinance amending Chapter 14, Sewer, Water and Solid Waste by adding the definition of the Board of Public Works to Section 14.005 and Section 14.120 of the City of Ashland Code of Ordinances. First Reading by title only. Mayor Jackson called for questions or comments. Mayor Jackson reported this definition was a result of last meetings Council Bill No. 2013-005, on emergency use restrictions. David Bandre, City Attorney explained the addition of the definition of the Board of Public Works. Mayor Jackson called for the vote. Alderman Calvert-aye, Alderman Wyatt-aye, Alderman Thomas-aye, Alderman Rhorer-aye, Alderman Uhrig-absent. Motion carried.

Mayor Jackson presented Council Bill No. 2013-007 for consideration. Alderman Thomas made motion and seconded by Alderman Wyatt to take up Council Bill No. 2013-007, an ordinance approving the re-plat of Lots 6-9 of Ashland Keystone Subdivision Block 2. First Reading by title only. Mayor Jackson called for questions or comments. Charles Senzee, Community Development Director reported this is a straight forward re-plat of lots, making four lots into six lots. He said these lot sizes better match the rest of the development.

Alderman Uhrig was in attendance at 7:30 pm.

Alderman Calvert questioned the water run-off on the two additional lots. There was discussion of installing silt fence around the lots during construction. It was reported it is not in the code requiring silt fences on all lots. Mayor Jackson called for the vote. Alderman Rhorer-aye, Alderman Thomas-aye, Alderman Calvert-aye, Alderman Wyatt-aye, Alderman Uhrig-aye. Motion carried.

Mayor Jackson presented Council Bill No. 2013-008 for consideration. Alderman Thomas made motion and seconded by Alderman Wyatt to take up Council Bill No. 2013-008, an ordinance approving the final plat of Eagle Lakes Plat 3A, a re-plat of lots 305, 306, and 307 and part of Eagle Point Drive, Eagle Lakes Plat 3, dated February 11, 2013. First Reading by title only. Mayor Jackson called for questions or comments. Charles Senzee, Community Development Director, reported this is to reconfigure the dimensions of three existing residential lots within the Eagle Lakes Plat 3 Subdivision. He reported this eliminates Eagle Point Drive, properly depicts the legal dimensions of lots 306 and 307, provides utility easement for 306 and 307 and enlarges lot 307 to allow the developer additional room for home construction. He reported the Planning and Zoning Commission recommended this for approval. Mayor Jackson called for the vote. Alderman Uhrig-aye, Alderman Wyatt-aye, Alderman Calvert-aye, Alderman Thomas-aye, Alderman Rhorer-aye. Motion carried.

Mayor Jackson presented Council Bill No. 2013-009 for consideration. Alderman Wyatt made motion and seconded by Alderman Rhorer to take up Council Bill No. 2013-009, an ordinance of the City of Ashland, Missouri, amending the City's Code of Ordinances, Chapter 9, Planning and Zoning to add Section 9.340 "Fences and Walls" establishing specific regulations for the construction of fences and walls, providing for conflicts, severability, and an effective date. First Reading by title only. Mayor Jackson called for questions or comments. Charles Senzee, Community Development Director reported that the previous code for fences and walls was defeated on September 18, 2012. He stated that the Planning and Zoning Commission requested that staff make some edits to the previous version of the amendment and bring it back for formal consideration. He gave an overview of the changes made; specific definitions for fences and walls, permits required for construction, specific regulations for agricultural, residential, and commercial fences and walls, fences over 4' in height prohibited within residential front yards, and finished side of all fences must face out when visible from a public right-of-way. The Board discussed this at length. Mayor Jackson called for the vote. Alderman Rhorer-aye, Alderman Calvert-aye, Alderman Uhrig-aye, Alderman Wyatt-aye, Alderman Thomas-nay. Motion carried.

Mayor Jackson presented Council Bill No. 2013-010 for consideration. Alderman Thomas made motion and seconded by Alderman Rhorer to take up Council Bill No. 2013-010, an ordinance of the City of Ashland, Missouri, amending the City's Code of Ordinances, Chapter 9, Planning and Zoning to add Section 9.373 "Travel Trailer Parks," establishing specific regulations for the implementation of such parks within the City, providing for conflicts, severability, and an effective date. First Reading by title only. Mayor Jackson called for questions or comments. Charles Senzee, Community Development Director reported our existing code fails to establish any specific

regulations on how such parks should be implemented. He stated that the travel trailer parks and mobile home parks were fundamentally different in nature and that travel trailers could not be utilized within mobile home parks. He stated they have evaluated a number of local and national codes regarding travel trailer parks and determined that the code from Jefferson City would be best adopted for Ashland's use. Alderman Thomas amended his motion to change the limitation of trailers, that no travel trailer occupancy may be permitted for longer than 90 days changed to 30 days and limiting it for work related reason's only. Mr. Bandre stated he did not think we could limit it for work related purposes only. He stated maybe we could have a need based provision added. There was discussion of the initial permit be for 30 days then request extensions of up to 90 days in a calendar year. David Bandre, City Attorney suggested we pass it as written to allow them time to get solid language drafted. Alderman Thomas withdrew his motion. Mayor Jackson called for the vote. Alderman Rhorer-aye, Alderman Thomas-aye, Alderman Calvert-aye, Alderman Wyatt-aye, Alderman Uhrig-aye. Motion carried.

Mayor Jackson presented Ordinance No. 943 for consideration. Alderman Wyatt made motion and seconded by Alderman Thomas to take up Ordinance No. 943, an ordinance amending Chapter 14; Sewer, Water and Solid Waste by enacting Article V. Sub-Chapter B, Water, to be known as emergency use restrictions to the City of Ashland, Missouri Code of Ordinances. Mayor Jackson called for questions or comments. Mayor Jackson called for the vote. Alderman Uhrig-aye, Alderman Wyatt-aye, Alderman Thomas-aye, Alderman Calvert-aye, Alderman Rhorer-aye. Motion carried.

Mayor's Report:

Mayor Jackson had no report.

City Administrator's Report:

Kelly Henderson, City Administrator reported he has been working on the proposed budget and would like to have a meeting next week to review this.

City Attorney's Report:

David Bandre had no report.

Board of Aldermen Report:

Alderman Uhrig informed the Board that Ashland Out Loud will be April 18. He reported it kicks off with a Mayor's Breakfast. Mayor Jackson reported that the Mayor's Award for Business of Year will be announced at the Breakfast instead of at the Fall Festival. He stated he would be taking nominations shortly. Alderman Uhrig reported the Southern Boone Economic Council will have a luncheon on that day with Board of Aldermen, County Officials and REDI. He stated the purpose of the meeting would be to inform the new officials of what the Southern Boone Economic Council is doing.

Alderman Thomas reported he mentioned last meeting several flags need to be replaced and this has not been done yet. Alderman Thomas questioned the status of the building permit for the burned house. Mr. Senzee reported it has an active building permit and

they are proceeding. Alderman Thomas stated he has complained of things being released to the media before it comes before the Board of Aldermen and it is still happening. He stated there is no reason for anything to go to the media before it comes to this Board and it needs to stop.

Alderman Wyatt reported he has received a copy of the Boone County Emergency Plan and will be reviewing it with the City Administrator.

Alderman Thomas made motion and seconded by Alderman Calvert to go into closed session pursuant to Chapter 610.021 (3) personnel matters. Mayor Jackson called for the vote. Motion carried.

Darla Sapp, City Clerk

Michael P. Jackson, Mayor

The City Clerk was not present at the closed session.

Mayor Jackson reported we were in open session with no reportable action.

Alderman Thomas made motion and seconded by Alderman Calvert to adjourn the meeting. Alderman Calvert-aye, Alderman Thomas-aye, Alderman Rhorer-aye, Alderman Wyatt-aye, Alderman Uhrig-aye. Motion carried.

Gene Rhorer, Alderman

Michael P. Jackson, Mayor



CITY OF ASHLAND, MISSOURI BOARD MEMBER APPLICATION

Name: MARC MAY

Telephone Number: Daytime: 573-864-9322 Evening: SAME

Home Address: 602 APPALOOSA DR
ASHLAND, MO

E-Mail: MARC.MAY@APAC.COM

Year Current Residence in Ashland Began: SEPT 2010

Check Which Board(s) You Are Interested In:

- Board of Adjustment
- Parks and Recreation Board
- Ashland Fall Festival Committee
- Planning and Zoning Commission
- Law Enforcement Advisory Committee
- Economic Development Committee

Special Qualifications for Specific Board(s): (Include past board services)

15 YRS COMMERCIAL/INDUSTRIAL ELECTRICIAN
5 YRS SUPERINTENDENT W/APAC MISSOURI, INC.

Education Background:

2+ YRS COLLEGE, CURRENTLY ENROLLED TO COMPLETE
BSEE, 2 YRS TRADE & 3 LAW ENFORCEMENT ACADEMIES

Community Involvement:

ADVOCATE FOR MINING INDUSTRY HOSTING 3 OPEN HOUSES
FOUR GRADE SCHOOLS, 5 YRS AS RESERVE DEPUTY IN HOWELL COUNTY

Are You Related to Any Employee or Official of the City of Ashland? YES _____ NO X

If Yes, Name of Person: _____ Relationship: _____

Signed: [Signature] Date: 3-17-13

Board member applications are valid for one year from the date they are signed. Return to Ashland City Hall.

AN ORDINANCE AMENDING CHAPTER 14; SEWER, WATER AND SOLID WASTE BY ADDING THE DEFINITION OF THE BOARD OF PUBLIC WORKS TO SECTION 14.005 AND SECTION 14.120 OF THE CITY OF ASHLAND, MISSOURI CODE OF ORDINANCES

WHEREAS, the Board of Aldermen has found that it is necessary to add a definition to Sub-Chapter A. Sewer, Article I. Administration Section, 14.005 Definitions and abbreviations and Sub-Chapter B. Water, Article I. Administration, Section 14.120 Definitions and abbreviations.

THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND, MISSOURI AS FOLLOWS:

Section 1. The definition of The Board of Public Works shall be added to Chapter 14; Sewer, Water and Solid Waste, Sub-Chapter A. Sewer, Section 14.005 and Sub-Chapter B. Water, 14.120 and shall read as follows:

THE BOARD OF PUBLIC WORKS

All of those powers, rights, duties, obligations, money, accounts receivables, accounts owing interests in litigation, interests in real estate and personalty, and all other concerns and objects held by said Board of Public Works shall be exercised by the City of Ashland, Missouri, on the effective date of the passage of this ordinance. All references to the Board of Public Works in this Code of Ordinances of the City of Ashland shall be read to mean the City of Ashland.

Section 2. Severability. If any Section, or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

Section 3. Codification. It is the intention of the Board of Aldermen of the City of Ashland, Missouri, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinance of the City of Ashland, Missouri; That the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; that the word "Ordinance" may be changed to "Section," "Article," or other appropriate word.

Section 4. Conflicts. All ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance is hereby repealed.

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval.

Dated this _____ day of _____, 2013.

Michael P. Jackson, Mayor

Attest:

Darla Sapp, City Clerk

AN ORDINANCE APPROVING THE RE-PLAT OF LOTS 6-9 OF ASHLAND KEYSTONE
SUBDIVISION BLOCK 2, DATED FEBRUARY 12, 2013

WHEREAS, the City has enacted a Subdivision Ordinance; and

WHEREAS, in accordance with the Subdivision Regulations, The Planning and Zoning Commission has recommended the approval of the final re-plat of Lots 6-9 of Ashland Keystone Subdivision Block 2 at their meeting on March 12, 2013; and

WHEREAS, the Board of Aldermen accepts the recommendation of the Planning and Zoning Commission.

THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND, MISSOURI AS FOLLOWS:

Section 1. The minor subdivision record re-plat of Lots 6-9 of Ashland Keystone Subdivision Block 2, dated February 12, 2013 meets the requirements of Chapter 11, Subdivision Regulations, of the City of Ashland Municipal Code and is approved for filing.

Section 2. The legal description of said subdivision is as follows:

Lots 6, 7, 8, & 9 of Ashland Keystone Subdivision Block 2, located in the Southwest Quarter (SW ¼) of Section Ten (10), Township 46 North, Range 12 West (T46N, R12W), City of Ashland, Boone County, Missouri.

The above tract of land contains 65.945 square feet or 1.51 acres more or less, and is a portion of the same land described by deed recorded in Book 3939, Page 124 of the Boone County Records. Subject to easements and restrictions of record or not of record, if any.

Section 3. The City Clerk is hereby instructed to have said plat recorded.

Section 4. This ordinance shall be in full force and effect after its passage and approval.

Dated this _____ day of _____, 2013.

Michael P. Jackson, Mayor

Attest:

Darla Sapp, City Clerk

AN ORDINANCE APPROVING THE FINAL PLAT FOR EAGLE LAKES PLAT 3A, A REPLAT OF LOTS 305, 306, AND 307 AND PART OF EAGLE POINT DRIVE, EAGLE LAKES PLAT 3, DATED FEBRUARY 11, 2013

WHEREAS, the City has enacted a Subdivision Ordinance; and

WHEREAS, in accordance with the Subdivision Regulations, The Planning and Zoning Commission has recommended the approval of the final plat of Eagle Lakes Plat 3A, a replat of Lots 305, 306, and 307 and part of Eagle Point Drive, Eagle Lakes Plat 3 at their meeting on March 12, 2013; and

WHEREAS, the Board of Aldermen accepts the recommendation of the Planning and Zoning Commission.

THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND, MISSOURI AS FOLLOWS:

Section 1. The final record plat for Eagle Lakes Plat 3A, a replat of Lots 305, 306, and 307 and part of Eagle Point Drive meets the requirements of Chapter 11, Subdivision Regulations, of the City of Ashland Municipal Code and is approved for filing.

Section 2. The legal description of said subdivision is as follows:

A tract of land located in the Northeast $\frac{1}{4}$ of Section 22, Township 46 North, Range 12 West, Ashland, Boone County, Missouri, being all of the lot 305, 306 and 307 of Eagle Lakes Plat 3 as recorded in Plat Book 38, Page 98, and part of vacated Eagle Point Drive as described by ordinance recorded in Book 3395, Page 201, all of the Boone County Records and being more particularly described as follows:

Beginning at the Southeast corner of said lot 305, said point also being on the North right-of-way line of Peterson Lane; Thence along said lines, N87°57'50"W, 210.00 feet; Thence along a 430.00-foot radius curve to the right, 213.45 feet, said curve having a chord which bears N73°44'35"W, 211.26 feet to the Southwest corner of said Lot 307; Thence along the West line of said lot, N30°28'40"E, 225.32 feet; Thence S87°57'50"E, 10.61 feet to the Northwest corner of lot 343A of Bluegrass South Estates Plat 6 as recorded in Plat Book 43, Page 4; Thence along the West line of said lot, S17°00'55"E, 36.36 feet; Thence S02°02'10"W, 96.54 feet to the Southwest corner of said lot 343A, said point also being the Northwest corner of lot 306 of Eagle Lakes Plat 3; Thence along the lines of said lots, S87°57'50"E, 180.00 feet; Thence N02°02'10"E, 15.89 feet; Thence S87°57'50"E, 105.00 feet to the Northeast corner of lot 305 of Eagle

Lakes Plat 3; Thence along the east line of said lot, S02°02'10"W, 135.00 feet to the point of beginning and containing 1.23 acres.

Section 3. The City Clerk is hereby instructed to have said plat recorded.

Section 4. This ordinance shall be in full force and effect after its passage and approval.

Dated this _____ day of _____, 2013.

Michael P. Jackson, Mayor

Attest:

Darla Sapp, City Clerk

AN ORDINANCE OF THE CITY OF ASHLAND, MISSOURI, AMENDING THE CITY'S CODE OF ORDINANCES, CHAPTER 9, PLANNING AND ZONING TO ADD SECTION 9.340 "FENCES AND WALLS" ESTABLISHING SPECIFIC REGULATIONS FOR THE CONSTRUCTION OF FENCES AND WALLS, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the City Staff has determined that the proposed code amendment is necessary to ensure that fences and walls in the City are safely constructed, preserve the aesthetic quality of Ashland's neighborhoods, and do not encroach upon recorded easements; and

WHEREAS, a Public Hearing on the question of the amendment has been duly held by the Planning and Zoning Commission of the City of Ashland, Missouri on March 12, 2013 and at such hearing, interested parties and citizens for and/or against the proposed amendments were heard; and

WHEREAS, the Board of Aldermen has reviewed the ordinance to be known as Chapter 9, Section 9.340 *Fences and Walls*:

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND, MISSOURI AS FOLLOWS:

SECTION 1. AMENDMENT. Chapter 9; Planning and Zoning shall be amended to add Section 9.340, *Fences and Walls*.

SECTION 2. CODE LANGUAGE. The Board of Aldermen hereby adopts the attached Section 9.340, *Fences and Walls* to be marked as Exhibit "A".

SECTION 3. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 4. CODIFICATION. It is the intention of the Board of Aldermen of the City of Ashland, Missouri, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Ashland, Missouri; that the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; that the word, "Ordinance" may be changed to "Section," "Article," or other appropriate word.

SECTION 5. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and approval.

Dated this _____ day of _____, 2013.

Michael P. Jackson, Mayor

Attest:

Darla Sapp, City Clerk

9.340. Fences and Walls:

Any fence or wall erected within the City shall meet professionally accepted building standards and the regulations cited below.

A. *Definitions.* For the purpose of this section the following definitions shall apply.

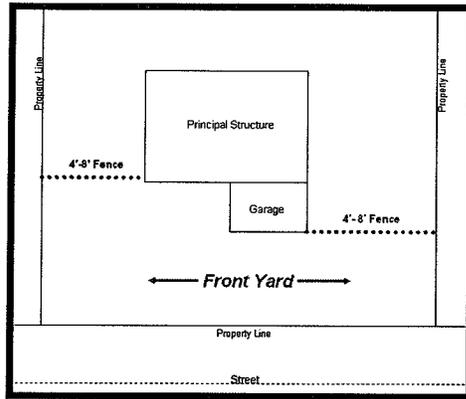
1. **Fence.** A manmade structure erected for separation, security or privacy purposes through the means of intermittent posts supporting vertical or horizontal members made of wood, metal, vinyl, aluminum, chain link, or barbed wire. While the opacity may vary, the height and location are dictated by the regulations within this section. The term fence shall also include associated gates.

2. **Wall.** A wall may be erected for the same purposes as a fence but shall only include those structures with continuous footers. The main structure of a wall may be constructed of brick, stone or concrete block. The wall construction may be used in combination with decorative veneers of brick, rock, stone, stucco or any other material meeting professionally accepted building standards.

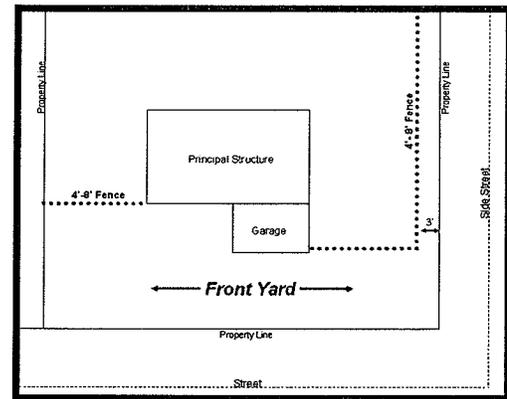
B. *Building permit required.* No fence or wall shall be erected, replaced or receive major repair until a permit has been issued by the City. Major repair is defined as the replacement of 60% or more of an existing fence's value, as measured over the entirety of the existing fence length. Permit applicants are responsible for any required permit fees which have been established by the City.

C. *Commercial or industrial fences and walls.* Fences or walls may be erected in any commercial or industrial district to provide screening and/or buffering. The fence shall not exceed eight (8) feet above the finished grade with the finished side facing out. Walls shall be similarly finished on both sides. Barbed wire or similar materials may be used provided the use is limited to a maximum of three strands installed a minimum of six (6) feet above the finished grade.

D. *Residential fences and walls.* In any residential district, no fence or wall shall be erected or project beyond the property line. Fences in side or rear yards shall not exceed eight (8) feet in height. Fences within front yards shall not exceed four (4) feet in height. For the purposes of this section, a front yard is defined as the area between a property line adjacent to a street and the primary façade of a principal structure. Corner lot fencing which is located between a property line adjacent to a street and a secondary façade of a principal structure may be up to eight (8) feet in height so long as it is a minimum of three (3) feet from the property line. The diagrams below demonstrate acceptable fence locations for both standard and corner lots.



Standard Lot



Corner Lot

All residential fences shall be constructed of approved materials listed within this section. Fences which face public-right-of-ways shall be erected with the finished side facing out. Barbed wire or similar materials shall not be allowed within any residential district. Undeveloped residential properties may be fenced upon approval of the fence location and material by the Administrative Official or designee.

E. *Agricultural Uses.* Fences associated with approved agricultural uses on properties with agricultural zoning designations are exempt from the requirements of this section and may be installed without permit approval from the City. Barbed wire and similar materials may be used on such fencing so long as it is not immediately adjacent to a public right-of-way. Walls associated with agricultural uses are not exempt from the requirements of this section and must receive permit approval from the City. Fences not associated with approved agricultural uses shall conform to the requirements of this section and shall be considered residential fencing.

F. *Easements.* In addition to the regulations listed above, fences and walls erected over recorded property easements shall be subject to the following:

1. **Water/Sewer/Storm water Easements.** Walls are prohibited within recorded water, sanitary sewer, and storm water easements. However, when an area is encumbered by such an easement the owner may construct a fence with permit approval from the City. However, the owner shall understand that the City can require that the fencing be temporarily or permanently removed at the owner's expense if work within the easement is necessary or if it is determined that the fencing is detrimental to the function of the water, sewer, or storm water systems. In non-emergency situations the City will try to provide the property owner a reasonable amount of notice to remove the fencing. However, if the owner fails to remove the fencing or if an emergency situation arises the City will remove the fencing and charge the property owner for the expenses. At no time will the City be required to compensate the owner for the cost of repair, replacement, or

removal of fences within water, sanitary sewer, or storm water easements.

2. **Other Easements.** The City takes no responsibility for any fence or wall installed over easements not granted to the City.

AN ORDINANCE OF THE CITY OF ASHLAND, MISSOURI, AMENDING THE CITY'S CODE OF ORDINANCES, CHAPTER 9, PLANNING AND ZONING TO ADD SECTION 9.373 "TRAVEL TRAILER PARKS" ESTABLISHING SPECIFIC REGULATIONS FOR THE IMPLEMENTATION OF SUCH PARKS WITHIN THE CITY, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Staff has determined that the proposed code amendment is necessary to ensure that travel trailer parks in the City are safely constructed, properly designed, and preserve the quality of Ashland's neighborhoods; and

WHEREAS, a Public Hearing on the question of the amendment has been duly held by the Planning and Zoning Commission of the City of Ashland, Missouri on March 12, 2013 and at such hearing, interested parties and citizens for and/or against the proposed amendments were heard; and

WHEREAS, the Board of Aldermen has reviewed the ordinance to be known as Chapter 9, Section 9.373 *Travel Trailer Parks*:

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND, MISSOURI AS FOLLOWS:

SECTION 1. AMENDMENT. Chapter 9; Planning and Zoning shall be amended to add Section 9.373, *Travel Trailer Parks*.

SECTION 2. CODE LANGUAGE. The Board of Aldermen hereby adopts the attached Section 9.373, *Travel Trailer Parks* to be marked as Exhibit "A".

SECTION 3. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 4. CODIFICATION. It is the intention of the Board of Aldermen of the City of Ashland, Missouri, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Ashland, Missouri; that the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; that the word, "Ordinance" may be changed to "Section," "Article," or other appropriate word.

SECTION 5. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and approval.

Dated this _____ day of _____, 2013.

Michael P. Jackson, Mayor

Attest:

Darla Sapp, City Clerk

9.373. Travel Trailer Parks:

Travel Trailer Parks may be permitted in those zoning districts which include it as a "permitted use" in Chapter 9. The following additional standards shall apply.

- A. *Required Plans.* A site plan in accordance with Chapter 9, Section 9.106 shall be provided.
- B. *Access.* Access to a Travel Trailer Park shall be provided only from a collector or arterial street.
- C. *Minimum Area.* A Travel Trailer Park shall encompass a minimum of ten acres.
- D. *Fencing.* Total or partial fencing of park boundaries may be required to prevent park users from trespassing onto adjacent private property, to restrict vehicular access to designated areas, and to adequately delineate property lines to prevent encroachment by adjacent land owners. The need for fencing shall be determined by the approval authority.
- E. *Internal Circulation Roads.* Roads within the Travel Trailer Park shall provide easy access to camp sites and shall comply with the following standards:
 - (1) Two-way traffic. Roads designated for two-way traffic shall have a width not less than 26 feet in width.
 - (2) One way traffic. Roads designated for one-way traffic shall have a width not less than 20 feet, and be adequately marked as such.
 - (3) No parking shall be permitted alongside any internal road, except within turnouts or parking areas so designated.
 - (4) Driveways and main internal access roads serving the park, including the office, solid waste disposal area and service roads shall be designed and constructed in accordance with public street specifications on file with the City. Internal circulation roads providing access to lots may be paved or hard-surfaced, with adequate grading, drainage or treatment to prevent ruts, depressions and dust.
- F. *Lot Design Standards.* Each lot shall comply with the following standards:
 - (1) Parking pad. Provide a parking pad, with minimum dimensions of 12 feet wide and 45 feet deep. A maximum 2 percent grade on the rear 30 feet of the parking pad shall be maintained, with a maximum 10 percent grade on the entrance.
 - (2) Patio area. Provide an outdoor living or patio area adjacent to the parking pad, situated to correspond to the door of the entrance door of the travel trailer. The patio area shall have

a minimum area of 120 square feet. The patio area shall be stabilized and shall maintain a grade of 0-2 percent. The patio area may be detached from the parking pad and accessed by steps where site conditions require.

- (3) Utility hookups. Where provided, individual hookups at lots for wastewater drains, water supply and electrical supply shall comply with applicable state and local codes.
- (4) Location of Lots. No lots shall be located within 100 feet of the traveled portion of any public right-of-way.
- (5) Minimum Spacing Between Lots. The minimum space between lots shall be 50 feet, as measured from center to center.

G. *Water Supply.* Water from an approved public water supply source shall be provided.

H. *Electric Power.* All electric power lines shall be placed underground.

I. *Sanitary and Wastewater Disposal.*

- (1) Sanitary and wastewater disposal shall tie into the public wastewater disposal system where feasible. On-site treatment may be provided where it is not feasible to connect to the public wastewater system. Such on-site treatment shall be constructed in conformance with local and state codes.
- (2) Sanitary Dump Station. A sanitary dump station shall be provided for the dumping and cleaning of campers' sewage holding tanks in a designated area, and shall include wash down facilities which are connected to the approved wastewater disposal system. The sanitary dump station shall be screened from public view by a solid fence or wall six feet in height or a combination of stagger-planted evergreen shrubs and trees to provide a solid visual barrier at the time of planting.
- (3) Traveler Washhouse. A washhouse providing separate toilet, lavatory and shower facilities for each sex as well as unisex facilities, shall be provided. One toilet, lavatory and shower shall be provided for each 25 lots. Washhouses shall be constructed and maintained in waterproof condition. The floors of washhouses shall be cement, concrete, tile or other type of waterproof material.

J. *Solid Waste, Garbage and Rubbish.* A central collection point or disposal system shall be maintained, which shall be screened from public view.

K. *Safety and Security.*

- (1) Registration of Guests. A register shall be kept at the park office and upon arrival, the owner or person in control of the recreational vehicle or vehicle and trailer shall register his or her name and address and all persons using same, the date of arrival, the state vehicle license plate number, together with the name of the state issuing the license. Each day, the applicant shall be responsible for entering the departure of trailers and guests in the register and for keeping such register in a legible form to indicate at all times the trailer count, and population of the park. An office area shall be maintained on the site of the travel trailer park
- (2) Lighting. Vandal resistant exterior lighting is to be provided where appropriate for the safety and security of the park guests, taking care not to over-light any facility. Exterior lights shall be controlled with photoelectric cells or timed switches. At a minimum, the following locations shall be illuminated:
 - Driveway entrances and exits from public streets;
 - Internal road intersections;
 - Office area;
 - Washhouses;
 - Public pay telephone areas; and
 - Other major facilities within the park.
- (3) Telephone. Public pay telephone service should be provided where appropriate for the safety and convenience of park guests, however a minimum of one public pay telephone shall be located in the vicinity of the park office and each washhouse area.

L. *Limitation of Trailers.* No person, firm or corporation permitted to operate a Travel Trailer Park shall allow the parking of trailers to an excess of the number specified in the application and permit under which the park is operated. Except for a single residence for the park supervisor or caretaker, no travel trailer occupancy may be permitted for an initial period longer than 30 days. Upon application to the Community Development Director or his agent, the owner or user of a travel trailer may, prior to the expiration of said 30 day period, apply for an extension of up to an additional 60 days, based upon a good faith showing of hardship, need or special circumstance. In no event shall a travel trailer be allowed in a park for a period greater than 90 consecutive days, or for a period greater than 90 days in any 6 month period.

AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING MAY 1, 2013 AND APPROPRIATING FUNDS PURSUANT THERETO

WHEREAS, the City Administrator and City Staff has presented the Board of Aldermen with an annual budget for the fiscal year beginning May 1, 2013; and

WHEREAS, the Board of Aldermen has reviewed and agree with the recommendations for the annual budget for the fiscal year beginning May 1, 2013.

THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND, MISSOURI AS FOLLOWS:

Section 1. The annual budget for the City of Ashland, Missouri, for the fiscal year beginning May 1, 2013 and ending April 30, 2014; A copy of which is attached and marked as "Exhibit A" hereto and made a part hereof as if fully set forth herein, having been heretofore submitted by the Budget Committee, is hereby adopted.

Section 2. Funds are hereby appropriated for the objects and purposes of expenditures set forth in said budget.

Section 3. Instructs the City Treasurer to distribute said budget to all entities that have interest in the financial matter of the City.

Section 4. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen.

Passed this _____ day of _____, 2013.

Michael P. Jackson, Mayor

Attest:

Darla Sapp, City Clerk