

Chapter 15

PLANNING AND DEVELOPMENT<sup>1</sup>

- Art. I. In General, §§ 15-1-15-15  
Art. II. City Planning and Zoning Commission, §§ 15-16-15-21

ARTICLE I. IN GENERAL

Sec. 15-1. Power to zone.

For the purpose of promoting the health, safety, morals and general welfare of all citizens of the community, the city council is empowered to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes.

(Code 1977, § 18-16)

Cross reference—Zoning Ordinance, Ch. 19.

Secs. 15-2-15-15. Reserved.

ARTICLE II. CITY PLANNING AND ZONING COMMISSION<sup>2</sup>

Sec. 15-16. Created; composition; term; officers.

(a) There is hereby created a planning and zoning commission of the city, to be composed of five (5) members. The mayor and the superintendent of public works shall serve as ex officio members of such commission, without voting powers.

(b) Upon the nomination of members to the planning and zoning commission by the mayor, with the confirmation of a majority of the city council, appointments of members shall be for overlapping three-year terms and until their successors are appointed and qualified.

(c) An effort shall be made to secure the services on the planning and zoning commission of those persons best qualified to consider and plan for the future development, improvement and best interests of the community.

(d) Members may be removed by the city council only for inefficiency, neglect of duty or malfeasance in office; vacancies occurring otherwise than through the expiration of a term shall be filled, only for the unexpired term, by the council.

(e) Within five (5) days of the appointment and qualification of the members of the planning and zoning commission, said commission shall meet and elect one of their number as chairman, one as vice-chairman and one as secretary; in addition, the commission may create and fill such other offices as it may deem necessary. The term of all such offices shall be one year, with eligibility for re-election.

(Code 1977, § 1-35, Ord. No. 684, § 2, 2-7-78)

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<sup>1</sup>Charter reference—Appointment and removal of board of adjustment members, § 2-4(6).

Cross references—Administration, Ch. 2; buildings and building regulations, Ch. 5; cemeteries, Ch. 6; parks and recreation, Ch. 14; streets, sidewalks and other public areas, Ch. 16; utilities, Ch. 18; boards and commissions, §§ 2-21 *et seq.*; department of public works, § 2-37; flood hazard prevention in subdivision proposals, § 5-114.

State law references—Buildings, zoning and planning, 11 O.S. Art. XLI *et seq.*; platting, 11 O.S. §§ 41-101 *et seq.*; vacating plats and public ways, 11 O.S. §§ 42-101 *et seq.*

<sup>2</sup>Charter reference—Appointment and removal of planning commission members, § 24.

Cross references—Boards and commissions, §§ 2-21 *et seq.*; personnel generally, §§ 2-56 *et seq.*

State law reference—Municipal planning commission, 11 O.S. §§ 45-101 *et seq.*

## PAULS VALLEY CODE

### **Sec. 15-17. Jurisdiction.**

The planning and zoning commission shall have jurisdiction over all land within the corporate limits of the city.  
(Code 1977, § 18-2)

### **Sec. 15-18. Rules and regulations.**

(a) The planning and zoning commission shall prescribe and adopt rules and regulations governing and controlling the transaction of business before it and shall keep a public record of its regulations, transactions and findings.

(b) Regular meetings shall be held at least once each month.

(c) Special meetings may be called at any time by the planning and zoning commission chairman.

(Code 1977, § 18-5)

### **Sec. 15-19. Duties and powers.**

The planning and zoning commission shall have the following duties and powers:

- (1) To prepare and recommend to the city council, for adoption, a comprehensive plan for the future development of the city, and to ensure that said plan, once prepared and adopted, is suitably utilized and updated at appropriate intervals;
- (2) To make recommendations concerning the community's growth, improvement and beautification;
- (3) To investigate and report to the city council on all matters relating to the location and development of parks and recreation areas, streets, public grounds and structures;
- (4) To investigate, prepare and recommend to the city council, for adoption, a suitable zoning ordinance to assist in the implementation of the community's comprehensive plan, and to assist the city council in administering said zoning ordinance;
- (5) To investigate, prepare and recommend to the city council, for adoption, rules and standards for use in regulating the subdivision of land within the planning commission's jurisdictional area, and to assist the city council to administering said land subdivision regulations; and
- (6) To investigate, prepare and recommend to the city council, for adoption, such other rules, regulations or standards as may be necessary to implement the comprehensive plan for the city.

(Code 1977, § 18-8)

**Cross reference**—Parks and recreation, Ch. 14.

**State law references**—Comprehensive plan, 11 O.S. § 43-103; zoning commission, 11 O.S. § 43-109.

### **Sec. 15-20. Employees; expenditures.**

(a) The planning and zoning commission shall have the authority to contract for necessary professional services, within the limits of the appropriation fixed by the city council. Salary and compensation for such services shall be fixed by the council.

(b) The planning and zoning commission may incur necessary expenses within the limits of its appropriation to carry out its purposes and responsibilities, but shall make application to the city council each year for an appropriation to carry out its duties. The council shall include such appropriation in its estimate to be approved by the Garvin County Excise Board.

(Code 1977, § 18-6)

## PLANNING AND DEVELOPMENT

Sec. 15-21. Project review procedures.

All projects or matters that fall within the duties and powers of the planning and zoning commission, as herein specified, that may come before the city council, shall be referred to the planning and zoning commission for investigation and report before any final action shall be taken thereon. If the planning and zoning commission fails to make an investigation and report on any matter or subject referred to it, within sixty (60) days, or other agreed upon time, the council may proceed to act upon such proposal, plan or project.

(Code 1977, § 18.7)

