MINUTES OF THE WORKSHOP MEETING
OF THE TOWN COUNCIL OF UPTON, WYOMING
Held on February 23, 2015

THE WORKSHOP MEETING of the Town Council of Upton, Wyoming was held at 7:00 p.m. on February 23, 2015 at the Upton Community Center located at 917 N HWY 116 in Upton, Wyoming. Present for the meeting were Mayor Dustin Upton, Councilmen Mark Mitchell, David Watt, Nathan Todd, and Travis Beck. Also present were Mark Lindstrom, William Rainbolt, Rick Donner, Robert Hartshorn, Don Kokesh, Denise Thompson, Art Kudlock, Aurora Flowers, Richard Hubbs, Jacob Finn, Mike Finn, Sam Haptonstall, Bob Eisnehauer, Dolores Donner, Brittany Crump, Vern Hendricks, Ann Barker, Kelley Millar, and Rona Barker.

Mayor Upton opened the meeting at 7:00 p.m. stating that there were issues and concerns in regard to mobile home age, lot sizes, etc. proposed in Ordinance No. 1, 2015, and that the purpose of the workshop was to work on these issues.

It was decided to review chapter 15.20 of the present Municipal Code that deals with mobile homes. Possible amendments could be made to the Municipal Code instead of adopting Ordinance No. 1, 2015 entitled: AN ORDINANCE REGULATING MOBILE HOME LOT DEVELOPMENT. As each section was reviewed amendment suggestions were made, and are listed below:

a. Delete current Section 15.20.080, and changing that section to read: The Planning Board shall act on each application at their first regular meeting after the application is filed. Failure of the Planning Board to act within the allotted time period shall not constitute approval of the application, but will require submission of the application thereafter to the Town Council.
b. Changing current 15.20.150 (A) to read: The Planning Board and Town Council shall, upon receipt of an application for a permit, consider the following factors:
   (1) Continuity of the structure in relation to the surrounding structures;
   (2) Any other factors deemed appropriate
   (3) If the applicant's permit is denied, he/she may make any changes suggested by the Planning Board and resubmit his/her application for Planning Board review.
c. Adding Section 15.20.135 to read: Whenever, upon inspection of the mobile home lot, the town finds that conditions or practices exist which are in violation of this Ordinance, the Town Council shall give notice in writing to the person to whom the permit was issued that such conditions exist which are in non-compliance with this Ordinance, and unless such conditions are corrected, the Town Council may suspend the permit, and the Town Council shall give notice in writing of such suspension to the person to whom the permit was issued. Should non-compliance continue, the Town shall issue a notice of intent to disconnect sewer and water services. If the non-compliance condition is still not corrected, the Town Council shall disconnect water and sewer services no later than thirty (30) days after issuing the notice of intent. When the condition of non-compliance is corrected, the Council shall charge the application fee, as determined

from time to time by the Planning Board or Town Council, to reconnect the water and sewer services.

d. Section 15.20.170 is hereby amended to read:
   (1) Not more than one mobile home shall be located on one mobile home lot.
   (2) Each mobile home lot shall adhere to the current setback requirements established by the Town of Upton"

e. Adding Section 15.20.205 titled: DEVELOPMENT STANDARDS to read:

GENERAL

   (1) Any application for a mobile home being moved into or relocated within the city limits must be accompanied by proof of compliance with the current building code.
   (2) Photographs of the mobile home are required with the permit with the permit application. Photographs of the front, back, both sides and roof are required.
   (3) Appearance of the mobile home, regardless of age, must not show signs of dilapidation. Examples: Excessive peeling or missing paint, broken windows and doors or roof in poor condition etc. Non-compliance with this provision will result in rejection of the permit request. Applicants may be granted up to one year to comply with this provision.

f. Adding Section 15.20.275 SEVERABILITY to read: If any provision of this Ordinance is declared to be invalid by a decision of any court of competent jurisdiction, the legislative intent is:
   (1) Any such decision shall be limited to that provision or provisions which are expressly stated in the decision to be invalid; and
   (2) Such decisions shall not effect, impair or nullify this Ordinance as a whole or any part thereof, and the remainder shall remain in force.

g. Revising current Section 15.20.280 PENALTY to read: Any person or persons who shall place, construct, reconstruct, alter, or extend any mobile home within the Town of Upton or its jurisdiction without a permit, or who shall otherwise fail to comply with the provisions of this Ordinance, shall be guilty of a misdemeanor, and upon conviction thereof, shall be subject to a fine of not more than Seven Hundred Fifty Dollars ($750.00).

Throughout the meeting input was taken from the audience in the formation of some of the amendments of the current mobile home policy. It was also generally agreed that at the next regular Council meeting that Ordinance No. 1, 2015 would not got into effect, but that the above caption amendments will be considered and possibly passed on the first reading.

By mutual agreement, the Council adjourned at 8:20 p.m.