

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

April 7, 2026

5:30 P.M.

**Council Chambers
113 North Elm St
Sallisaw, Oklahoma**

A G E N D A

- 1. Meeting called to order**
- 2. Declaration of a quorum**
- 3. Consider approval of regular minutes of March 3, 2026**
- 4. Consider approval of the minutes of the Special Meeting of March 24, 2026.**
- 5. Consider approval of the minutes of Special Meeting of March 30, 2026**
- 6. Discuss and take possible action on Case No. PC2026-002; rezoning request from One-Family Residence District (R-1) to Highway Commercial and Commercial Recreation District (C-4) by Billy McHenry and Patty McHenry**
- 7. Discussion and possible action on Case No. PC2026-003; preliminary plat presentation for Jedic Estates by Rich Looper Construction, LLC**
- 8. Discuss and take possible action on Case No. PC2026-004; rezoning request from Agricultural District (A-1) to One-Family Residence District (R-1) by Rich Looper Construction, LLC**
- 9. Discuss and take possible action on proposed changes to Code of Ordinances Section 18-64; Installations; adoption of National Electrical Code**
- 10. Discuss and take possible action on Manufactured/Mobile Homes Ordinance**

11. Adjourn

Posted: APRIL 2, 2026

Time: 4:00 PM

Lisa Gabbert

MINUTES

SALLISAW PLANNING COMMISSION

REGULAR MEETING

MARCH 3, 2026

The Sallisaw Planning Commission met in a regular meeting on March 3, 2026, in the Council Chambers, 113 N. Elm Street, Sallisaw. Notice of the meeting was given by emailing to Sequoyah County Times; by posting at city hall on February 26, 2026, at 4:45 pm; by posting on the city's website; and, by giving notice to the City Clerk.

Members present:	Tim Brown Matt Duke Brady Bauer Reece Bush Beko Rivera	Chairman Member Member Member Member
Members absent:	Scott Looper Crystal Sides	Vice Chairman Secretary
Staff present:	Keith Miller Chris Carter Lisa Gabbert George Bormann Christian Sizemore Brian Heverly	Building Development Director Senior Code Inspector Recording Secretary Economic Development Director Network Manager City Manager
Others present:	Marley Abel Billy McHenry Tony Fiorentine and others	

Meeting called to order

Meeting was called to order at 5:31 p.m.

Declaration of a quorum

A quorum was declared.

Consider approval of regular minutes of October 7, 2025

Motion made by Bauer, seconded by Rivera to accept the October 7, 2025 meeting minutes as presented.

Vote: Brown aye, Bauer aye, Bush aye, Rivera aye. Motion carried 4-0

Discussion and possible action on Case No. PC2026-001; preliminary plat presentation for McHenry Subdivision by Billy McHenry and Patty McHenry

Motion made by Bauer, seconded by Rivera to accept the preliminary plat for McHenry Subdivision by Billy McHenry and Patty McHenry.

Vote: Brown aye, Bauer aye, Bush aye, Rivera aye. Motion carried 4-0

Discussion and possible action on Case No. PC2026-003; preliminary plat presentation for Jedic Estates by Rich Looper Construction, LLC

Carter told the board the lots needed to be renumbered, the city needed to ask for a thirty-foot drainage easement on the West side of the property, and that the lot sizes are not big enough to meet the requirements of the zoning. Bauer asked if the lot sizes are supposed to be the size of the current zoning of the property, and Miller replied that there is an application for the rezoning of the area to be presented at the next planning commission meeting for approval, and that all the changes to the plat would be made before presentation to city council for approval.

Motion made by Bauer, seconded by Bush to table the preliminary plat of Jedic Estates by Rich Looper Construction, LLC until the lot sizes and easement changes are made and the adjoining rezoning request is presented to the board.

Vote: Brown aye, Bauer aye, Bush aye, Rivera aye. Motion carried 4-0

Discussion and possible action on Mobile Home Ordinance

City Manager Heverly presented the three options for the Mobile Home Ordinance. Discussion was made on the process of replacement through sale, probate and inheritance by the board and meeting attendees. Chairman Brown said he would like to see the city attorney attend a special meeting to be able to answer questions the board members have on the options presented.

Motion made by Bauer, seconded by Bush to table the item and have a special meeting for discussion on the Mobile Home Ordinance.

Vote: Brown aye, Bauer aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0

Discussion and possible action on Fiber Optic Easement Agreement

Motion was made by Bauer, seconded by Rivera to accept the Fiber Optic Easement Agreement.

Vote: Brown aye, Bauer aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0

Discussion and possible action on Right-of-Way Permit Fees; an Addendum for the City's

Master Fee Schedule

Motion made by Bauer, seconded by Bush to accept the Right-of-Way Permit Fees addendum to the City's Master Fee Schedule.

Vote: Brown aye, Bauer aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0

Discussion and possible action on Economic and Community Development Incentives Policy

Motion made by Bush, seconded by Rivera to accept the Economic and Community Development Incentives Policy.

Vote: Brown aye, Bauer aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0

Adjourn

Motion made by Bush, seconded Bauer to adjourn the meeting.

Vote: Brown aye, Bauer aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0

Meeting adjourned at 7:15 p.m.

Approved this _____ day of _____, _____.

Tim Brown, Chairman

ATTEST:

Crystal Sides, Secretary

MINUTES

SALLISAW PLANNING COMMISSION

SPECIAL MEETING

MARCH 24, 2026

The Sallisaw Planning Commission met in a special meeting on March 24, 2026, in the Council Chambers, 113 N. Elm Street, Sallisaw. Notice of the meeting was given by emailing to Sequoyah County Times; by posting at city hall on March 18, 2026, at 2:15 p.m.; by posting on the city's website; and, by giving notice to the City Clerk.

Members present:	Scott Looper	Vice Chairman
	Brady Bauer	Member
	Reece Bush	Member
	Beko Rivera	Member
Members absent:	Tim Brown	Chairman
	Crystal Sides	Secretary
	Matt Duke	Member
Staff present:	Keith Miller	Building Development Director
	Chris Carter	Senior Code Inspector
	Lisa Gabbert	Recording Secretary
	George Bormann	Economic Development Director
	Kim Jamison	City Clerk
	Brian Heverly	City Manager
	Jordan Pace	City Attorney
	Christian Sizemore	Network Manager
Others present:	Lynn Adams	
	Josh Bailey	
	Ernie Martens	
	Brad Hamilton	
	Kenny Moody	
	Marley Abel	
	Shelby Ferguson	
	Zoe	

Meeting called to order

Meeting was called to order at 5:45 p.m.

Declaration of a quorum

A quorum was declared.

Presentation and Discussion with Olsson Representative Regarding the City's Comprehensive Master Plan (CMP) Specifically Review of Draft Plan; and Possible Action

Shelby Ferguson with Olsson presented the Planning Commission Board and the Board of City Commissioners with a mapping framework and drafts of sections which will make up the city's Comprehensive Master Plan (CMP) for review and refinement for a final draft. Both boards reviewed the maps and drafts and asked questions about areas of concern, which included East Cherokee, parking downtown, sidewalks and railroad traffic. After no major concerns or refinements, Ferguson said they will set up a guide for specific action and bring back the final draft. Ferguson said the CMP should be a guidebook and should be reviewed annually for evaluation and changes which may evolve.

Adjourn

Motion was made by Bush, seconded by Rivera to adjourn the meeting.
Vote: Looper aye, Bauer aye, Bush aye, Rivera aye. Motion carried 4-0.
Meeting was adjourned at 7:16 p.m.

Approved this _____ day of _____, _____.

Tim Brown, Chairman

ATTEST:

Crystal Sides, Secretary

MINUTES

SALLISAW PLANNING COMMISSION

SPECIAL MEETING

MARCH 30, 2026

The Sallisaw Planning Commission met in a special meeting on March 30, 2026, in the Council Chambers, 113 N. Elm Street, Sallisaw. Notice of the meeting was given by emailing to Sequoyah County Times; by posting at city hall on March 25, 2026 at 3:15 pm; by posting on the city's website; and, by giving notice to the City Clerk.

Members present:	Tim Brown	Chairman
	Scott Looper	Vice Chairman
	Matt Duke	Member
	Brady Bauer	Member
	Reece Bush	Member
Members absent:	Crystal Sides	Secretary
	Beko Rivera	Member
Staff present:	Keith Miller	Building Development Director
	Chris Carter	Senior Code Inspector
	Lisa Gabbert	Recording Secretary
	Jordan Pace	City Attorney
	Brian Heverly	City Manager
Others present:	Tony Fiorentine	

Meeting called to order

Meeting was called to order at 5:30 p.m.

Declaration of a quorum

A quorum was declared.

Discussion and possible action on Mobile Home Ordinance

Miller let the board know that there are currently 22 mobile homes, with the majority of the homes being single-wide. Discussion was made on how inheritance and probate of the home within the family should be protected, with more discussion of how the sale of the mobile home or

exchange of money for the home should void the grandfathering portion of the ordinance. Due to timelines and weather concerns for the setup of a mobile home, Miller suggested the option of keeping the current process of mobile homes having 30 days to obtain a building permit, but at 6 months, when the building permit expires and the replacement mobile home is not setup, it is no longer grandfathered in, and the mobile home cannot be replaced.

Heverly said he would like replacement mobile homes aged no later than 3 years from the current year, while Miller added that when they are replaced they must also meet current setbacks.

Motion made by Bush, seconded by Bauer to have the discussed changes made to mobile home ordinance for presentation at the next regular scheduled meeting.

Vote: Brown aye, Looper aye, Bauer aye, Duke aye, Bush aye. Motion carried 5-0.

Adjourn

Motion made by Bush, seconded by Looper to adjourn the meeting.

Vote: Brown aye, Looper aye, Bauer aye, Duke aye, Bush aye. Motion carried 5-0.

Meeting adjourned at 5:57 p.m.

Approved this _____ day of _____, _____.

Tim Brown, Chairman

ATTEST:

Crystal Sides, Secretary

AGENDA ITEM COMMENTARY

Meeting Date: April 7, 2026
Board: Sallisaw Planning Commission
Subject: Case No. PC2026-002; Rezone Request

ITEM TITLE: Discuss and take possible action on Case No. PC2026-002; rezoning request from One-Family Residence District (R-1) to Highway Commercial and Commercial Recreation District (C-4) by Billy McHenry and Patty McHenry

INITIATOR: Kelly Osburn, agent

STAFF INFORMATION SOURCE: Community Development Staff

BACKGROUND: Kelly Osburn, of Osburn Land Surveyors, LLC, agent for Billy Henry and Patty McHenry, is requesting a rezoning from One-Family Residence District (R-1) to Highway Commercial and Commercial Recreation District (C-4). The property is located on the West Side of Wheeler Ave., adjacent to Wilshire Ave. and Sequoyah Ave.

EXHIBITS: 1. PC2026-002 Application
2. PC 2026-002 Notice of Hearing
3. PC2026-002 Publication Map

KEY ISSUES:

FUNDING SOURCE:

RECOMMENDATION:

1

PC2026-002

PLANNING COMMISSION

REQUEST TO REZONE

Application is hereby made to the Planning Commission of a recommendation to the City Council for rezoning of the following described property to a District _____

Ag to Commercial, That part of LT 1 lying south
of the E-W 1/2 section line. For Commercial parking

General Location North Hwy 59
(Street Address)

Present Use of Property Ag

Proposed Use of Property Commercial that part of LT 1 lying south

Record Owner of Property Billy McHenry

If Applicant is other than owner, indicate interest: purchaser, lessee,
 agent for, _____ other _____

Are there any Private or Deed Restrictions controlling the use of this property? _____

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed [Signature]
Phone 918-672-4058

Address P.O. Box 1406
Sallisaw

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: _____ Date _____
Application No.: _____ Requested: _____
Fee Receipt: _____ P.C Recommendation: Approval ___ Denial ___
City Council: _____ Date: _____
Date: _____
Ordinance No.: _____

NOTICE OF PUBLIC HEARING
ON APPLICATION FOR REZONING

Notice is hereby given that the undersigned, as owner(s) or agent for the owner(s) of the following described property in the Sallisaw City Limits, Sequoyah County, **Oklahoma, to wit:**

A PT OF NW SE DES AS BEG AT NW COR FOR POB N.89 53 E.1028 S.00 05 E.272.5 N.89 53 E.160 S.00 05 E.63 N.89 58 W.1188 NORTH 00 15 E.335.5 TO POB LESS BEG @ 363' E. OF NW/C OF NE NW SE E. 160' S.272.5 W.160 N.272.5 LESS PT OF NW SE COM @ NE COR OF NW SE, TH S88 03 07W 147.32', TH S02 04 11E 272.50' TO POB; TH S02 04 11E 59.76'; TH N87 55 53E 10.00'; TH S02 02 08E 3.26'; TH S88 03 07W 33.90'; TH N00 00 49W 63.04'; TH N88 03 07E 21.64' TO POB. TO ODOT 1394-381

has filed with the Sallisaw Planning Commission a written application # **PC 2026-002** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from One-Family Residence District (R-1) to Highway Commercial and Commercial Recreation District (C-4).**

The undersigned will present said application to the Sallisaw Planning Commission on **April 7, 2026**, at **113 N. Elm, beginning at 5:30 pm**, at which time the Sallisaw Planning Commission will conduct a public hearing on said application. All interested persons are entitled to be heard and are invited to attend. Notice is published this 18th day of March 2026.

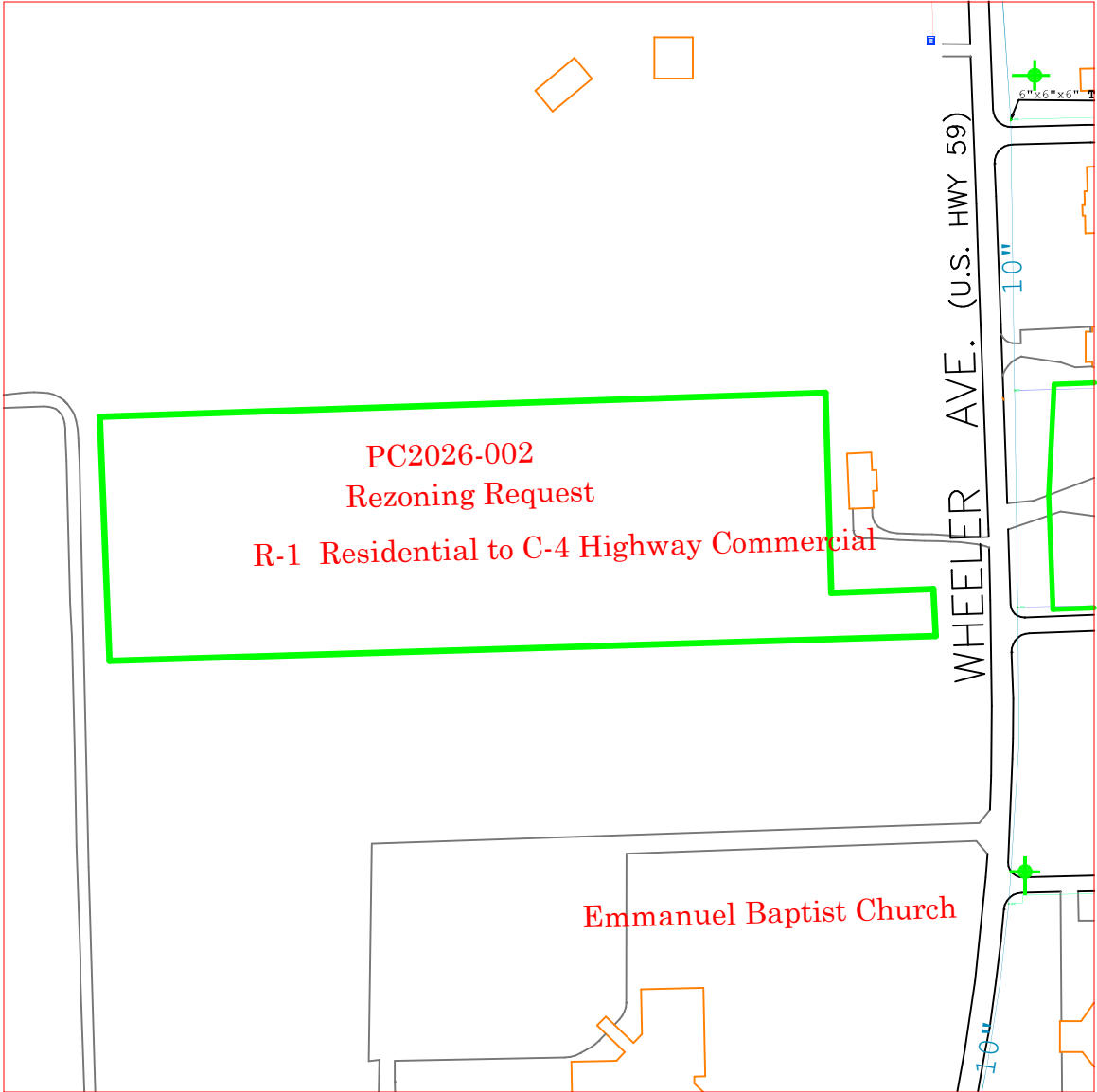
By: **Billy McHenry and Patty McHenry**
Owner(s)

Or By: **Osburn Land Surveyors, LLC**
Agent

By: **Crystal Sides**
Secretary, Sallisaw Planning Commission

Bill To:

**Osburn Land Surveyors, LLC
PO Box 1406
Sallisaw, OK 74955**



AGENDA ITEM COMMENTARY

Meeting Date: April 7, 2026
Board: Sallisaw Planning Commission
Subject: Preliminary plat presentation for Jedic Estates by Rich Looper Construction, LLC

ITEM TITLE: Discussion and possible action on Case No.PC2026-003; preliminary plat presentation for Jedic Estates by Rich Looper Construction, LLC

INITIATOR: Kelly Osburn, Osburn Land Surveying

STAFF INFORMATION SOURCE: Community Development Staff

BACKGROUND: Kelly Osburn, agent for Rich Looper Construction, LLC, will present the preliminary plat on Jedic Estates for Rich Looper Construction, LLC for approval. The property is located on Pinto Ave. just East of Clydesdale.

EXHIBITS: 1. PC2026-003 Application

KEY ISSUES: Plat was tabled at the March 3, 2026 meeting until lot sizes and easement changes were made.

FUNDING SOURCE:

RECOMMENDATION:

CASE # 7

PLANNING COMMISSION

APPLICATION FOR PLAT APPROVAL

Application is hereby made to the Planning Commission of a recommendation to the City Council for rezoning of the following described property to a district

Jedie Best
General Location Between Pinto st Arabian St
(Street Address, Legal Description and Acreage: Attach additional sheets if necessary)

Present Use of Property A2

Proposed Use of Property A2

Record Owner of Property Richard Cooper

If Applicant is other than owner, indicate interest: purchaser, lessee,
 agent for, _____ other _____

Are there any Private or Deed Restrictions controlling the use of this property? _____

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed [Signature] Address P.O. Box 1406
Phone 918-774-9458 Sallisaw, OK

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: [Signature] Date: 2-2-26

Present Zoning _____

Fee Receipt: _____ Requested: _____

PC Action: _____ Date: _____

City Action: _____ Date: _____

Ordinance No.: _____

AGENDA ITEM COMMENTARY

Meeting Date: April 7, 2026
Board: Sallisaw Planning Commission
Subject: Case No. PC2026-004; Rezone Request

ITEM TITLE: Discuss and take possible action on Case No. PC2026-004; rezoning request from Agricultural District (A-1) to One-Family Residence District (R-1) by Rich Looper Construction, LLC

INITIATOR: Kelly Osburn, agent

STAFF INFORMATION SOURCE: Community Development Staff

BACKGROUND: Kelly Osburn, agent for Rich Looper Construction, LLC, is requesting a rezoning for Jemie Estates from Agricultural District (A-1) to One Family Residence District (R-1). The property is located on Pinto Ave., just East of Clydesdale.

EXHIBITS:

1. PC2026-004 Application
2. PC 2026-004 Notice of Hearing
3. PC2026-004 Publication Map

KEY ISSUES:

FUNDING SOURCE:

RECOMMENDATION:

1
PC2026-004

PLANNING COMMISSION

REQUEST TO REZONE

Application is hereby made to the Planning Commission of a recommendation to the City Council for rezoning of the following described property to a District Residential

R-1

General Location Pinto & Arabian
(Street Address)

Present Use of Property Ag

Proposed Use of Property Res

Record Owner of Property Richard Cooper

If Applicant is other than owner, indicate interest: purchaser, lessee,
 agent for, _____ other _____

Are there any Private or Deed Restrictions controlling the use of this property? _____

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed [Signature]
Phone 918-724-4452

Address P.O. Box 1404
Sallisaw

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: _____ Date _____

Application No.: _____ Requested: _____

Fee Receipt: _____ P.C Date: _____

City Council: _____

Date: _____

Ordinance No.: _____

NOTICE OF PUBLIC HEARING
ON APPLICATION FOR REZONING

Notice is hereby given that the undersigned, as owner(s) or agent for the owner(s) of the following described property in the Sallisaw City Limits, Sequoyah County, **Oklahoma, to wit:**

A PART OF THE SE4 NW4 SE4 AND A PART OF THE SW4 NE4 SE4 OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 24 EAST OF THE INDIAN BASE AND MERIDIAN, SEQUOYAH COUNTY, OKLAHOMA. THE DESCRIBED PARCEL BEING CREATED BY KELLY OSBURN, OKLAHOMA PLS #1628 ON OCTOBER 7, 2025. THE BASIS OF BEARING FOR THE DESCRIBED PARCEL IS 800°08'06"W ALONG THE EAST LINE OF THE SE4 AND IS MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID SE4 NW4 SE4, SAID POINT BEING 1984.43 FEET 889°53'24"W OF THE SE CORNER OF THE NE4 SE4; THENCE ALONG THE SOUTH LINE THEREOF N89°53'24"E 265.82 FEET TO THE POINT OF BEGINNING; THENCE IN LINE WITH AND ALONG AN EXISTING FENCE N08°16'59"E 259.15 FEET TO A FENCE ANGLE CORNER POST; THENCE ALONG AN EXISTING FENCE, N28°02'32"E 76.47 FEET TO A FENCE CORNER POST; THENCE S89°25'37"E 20.54 FEET TO A SET #3 REBAR W/CAP; THENCE N00°02'21"E 78.77 FEET TO A FENCE ANGLE CORNER POST; THENCE ALONG AND BEYOND AN EXISTING FENCE, N04°06'24"E 259.13 FEET TO THE NORTH LINE OF SAID SE/4 NW/4 SE/4; THENCE ALONG THE NORTH LINE THEREOF AND THE NORTH LINE OF THE SW/4 NE/4 SE/4 N89°55'57"E 455.69 FEET; THENCE S15°13'38"E 684.09 FEET TO THE SOUTH LINE OF SAID SW/4 NE/4 SE/4; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID SE4 NW4 SE4 S89°53'24"W 747.81 FEET TO THE POINT OF BEGINNING.

has filed with the Sallisaw Planning Commission a written application # **PC 2026-004** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from Agricultural District (A-1) to One-Family Residence District (R-1)**.

The undersigned will present said application to the Sallisaw Planning Commission on **April 7, 2026**, at **113 N. Elm, beginning at 5:30 pm**, at which time the Sallisaw Planning Commission will conduct a public hearing on said application. All interested persons are entitled to be heard and are invited to attend. Notice is published this 18th day of March 2026.

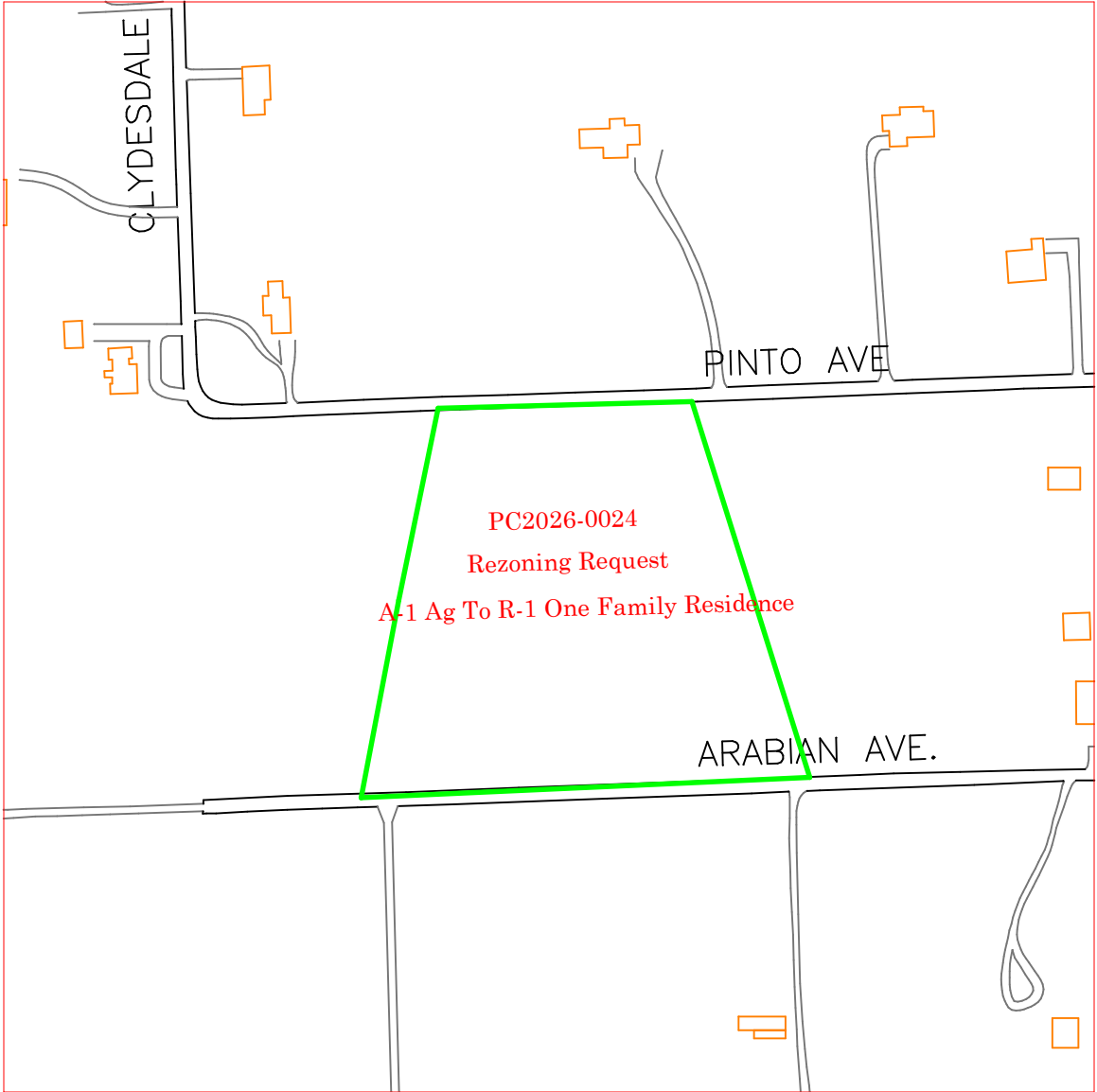
By: **Rich Looper Construction, LLC**
Owner(s)

Or By: **Osburn Land Surveyors, LLC**
Agent

By: **Crystal Sides**
Secretary, Sallisaw Planning Commission

Bill To:

Osburn Land Surveyors, LLC
PO Box 1406
Sallisaw, OK 74955



AGENDA ITEM COMMENTARY

Meeting Date: April 7, 2026
Board: Sallisaw Planning Commission
Subject: Proposed changed to Ordinance, Section18-64

ITEM TITLE: Discuss and take possible action on proposed changes to Code of Ordinances Section 18-64; Installations; adoption of National Electrical Code

INITIATOR:

STAFF INFORMATION SOURCE: Community Development Staff

BACKGROUND: The proposed electrical changes would modify the current standards to be in line with new NFPA (National Fire Protection Association) 70 standards. The changes are in blue on the supporting document.

EXHIBITS: 1. Sec. 18_64. ___Installations__adoption_of_National_Electrical_Code.

KEY ISSUES:

FUNDING SOURCE:

RECOMMENDATION:

Sec. 18-64. Installations; adoption of National Electrical Code.

- (a) All installations of electrical equipment shall be in conformity with the provisions of this article, with the statutes of the state and any orders, rules and regulations issued by authority thereof, and with approved electrical standards for safety to persons and property. The National Electric Code, the current year edition thereof as adopted by the Oklahoma Uniform Building Code Commission, issued by the National Fire Protection Association, at least one copy of which is on file in the office of the city clerk, is hereby adopted and incorporated in this Code by reference. In addition, thereto the following shall be required notwithstanding the requirements of such code:
- (1) All commercial buildings, places of assembly and churches must have all electrical wire installed in conduit.
 - (2) All branch circuit wiring inside of a structure shall be copper.
 - (3) All branch circuit wiring shall be a minimum of 12 gauge.
 - (4) All feeder circuits for service entrance and subpanels shall be in accordance with NFPA 70 and shall be no smaller than 1/0 wire.
 - (4) Disconnects shall be required at point of service entry. A meter can with built in disconnect may be substituted for stand-alone disconnect from a list of approved manufacturers or devices provided by the Electrical Director. Any non-listed substitutes shall have written approval from the Electrical Director. The Electrical Inspector shall maintain a copy of the list and have final approval of device ratings in accordance with NFPA 70.
- (b) Within the code adopted in subsection (a) of this section there are references made to the duties of certain officials named therein, and the designated officials of the city who have duties corresponding to those named officials in the adopted code shall be deemed to be the responsible official insofar as enforcing the provisions of the adopted code is concerned.

AGENDA ITEM COMMENTARY

Meeting Date: April 7, 2026
Board: Sallisaw Planning Commission
Subject: Proposed Ordinance for Mobile/Manufactured Homes

ITEM TITLE: Discuss and take possible action on Manufactured/Mobile Homes Ordinance

INITIATOR:

STAFF INFORMATION SOURCE: City Manager Brian Heverly

BACKGROUND: City Commissioners requested the Planning Commission to review possible changes to the Mobile Home Ordinance by amending or adding Section 82-207 to Article V of Chapter 82 before council approval. The proposed ordinance is a result of the discussion and recommendation received during the special meeting of March 30th, and presented for final review by the Planning Commission before presentation to the Board of City Commissioners.

EXHIBITS: 1. ORDINANCE NO. 2026.XX - Version 3

KEY ISSUES:

FUNDING SOURCE:

RECOMMENDATION:

ORDINANCE NO. 2026-XX

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES BY ADOPTING
AND ADDING SECTION 82-207 TO ARTICLE V OF CHAPTER 82; AND
DECLARING AN EMERGENCY**

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SALLISAW,
OKLAHOMA.**

Section 1.

That Chapter 82, Article V, of the Sallisaw Code of Ordinances shall be, and hereby is, amended by adding Section 82-207, to wit:

Section 82-207 – Existing Manufactured/Mobile Homes Exception in Residential Zones (R-1, R-2, and R-3) (meeting the definition in section 82-202).

- (a) Manufactured/mobile homes are permitted in residentially zoned land only if a manufactured/mobile home was present on the property prior to 2010.
- (b) Existing mobile/manufactured homes may be replaced only by the owner of said home as of April 13, 2026 or any beneficiary or recipient of through inheritance if the owner of the home is the owner of the parcel of real property upon which it is installed.
- (c) Manufactured/mobile homes that were placed on residentially zoned land prior to 2010 may be replaced with another manufactured/mobile home due to owner's desire or when the current manufactured/mobile home is no longer inhabitable as determined by City Code Enforcement and is deemed a nuisance by the Board of Commissioners.
- (d) The following requirements must be met:
 - (1) The replacement manufactured/mobile homes must be the same size or larger than the one being replaced.
 - (2) Replacement manufactured homes must be manufactured no later than three years from the current year.
 - (3) Any replacement manufactured/mobile homes must meet and be placed following current and applicable building and safety codes.
 - (4) Only after appropriate and applicable permits, applied for within 30 days of removal of the existing home, have been applied for and all work related to the replacement as required by code has been inspected and found to meet requirements.
- (e) The sale of the property/home and/or expiration of the building permit issued to replace the manufactured home will require the property to conform to the residential zoning

standards. Either situation will preclude the manufactured home from being replaced and requires the existing home to be removed from the property within 30 days.

- (f) Nothing in this section shall be construed as to allow for additional manufactured/mobile homes to be placed on property in residential zones.

(g) All other aspects of the emplacement and property on which the replacement is being made must conform to the requirements Chapter 82 and 102 of the Sallisaw Code of Ordinances unless previous variances or waivers were granted.

Section 2.

WHEREAS, an emergency and immediate necessity exists by reason of the health, safety and protection of the citizens of Sallisaw; therefore, an emergency is declared to exist by reason whereof this ordinance shall be in full force and effect from and after its passage and approval.

Approved this 9th day of February, 2026.

CITY OF SALLISAW, OKLAHOMA

By: _____
ERNIE MARTENS, Mayor

ATTEST:

KIM JAMISON, City Clerk
[SEAL]

APPROVED AS TO FORM AND LEGALITY:

JORDAN PACE, City Attorney