



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Walter Denton, City Administrator
Ted Shekell, Planning Director
Date: March 3, 2008
Subject: Ordinance No. ____: An **ORDINANCE** to approve a new chapter addressing mobile home park inspections under "Title XV: Land Usage" of the City Code of Ordinances - Second Reading, As Amended

List of committees that have reviewed: At the Community Development Committee meeting on February 25, 2008, the Committee reviewed the proposed Mobile Home Park Code with some minor changes suggested to the mobile home park definition and the Committee unanimously recommended the changes to the full Council.

Background: At the February 19 City Council meeting, a question was raised about whether the definition of Mobile Home Park would affect adjoining parcels with mobile homes on them, thereby inadvertently creating several more very small 2 and 3 trailer mobile home parks. To ensure it was clear, an additional portion was added to the first sentence of the definition of Mobile Home Park which states "**and maintained or operated jointly**". Legal counsel believes this should clearly provide the exception to the licensing and inspection requirement.

The section will now read as shown below, with the new language underlined and in bold:

- 1) "Mobile Home Park: A tract of land or 2 or more contiguous tracts of land upon which contain sites with the necessary utilities for 2 or more mobile homes for permanent habitation either free of charge or for revenue purposes **and maintained or operated jointly**, and shall include any building, structure, vehicle, or enclosure used or intended for use as a part of the equipment of such mobile home park. Separate ownership of contiguous tracts of land shall not preclude the tracts of land from common licensure as a mobile home park if they are maintained and operated jointly. A motorized recreational vehicle shall not be construed as being a part of a mobile home park."

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff recommends approval of the Mobile Home Park Code as presented with the minor amendment shown above.