



AGENDA ITEM # 6.3

REPORT TO CITY COUNCIL

Report Prepared by: Dawn Bittner

Date: September 6, 2016

Subject: Temporary Family Health Care Dwellings

Report: Report Attached.

Council Action Requested: No Action Requested.

Temporary Health Care Dwellings of 2016

This spring Governor Dayton signed a bill creating a new process for landowners to place mobile residential dwellings on their property to serve as a temporary family health care dwelling. This new law goes into effect September 1, 2016. The Planning Commission discussed this at their July 21, 2016 meeting and it was the general consensus of the Planning Commission to not make a recommendation to the City Council to opt out, to wait to see what happens, and re-address it in the future if it is necessary.

Key points included in the bill:

- The dwellings would provide a short term care alternative for a mentally or physically impaired person by allowing them to stay in a temporary dwelling on a relative's or caregiver's property.
- The dwellings:
 - must primarily be pre-assembled;
 - cannot exceed 300 gross square feet;
 - cannot attach to a permanent foundation;
 - must be universally designed and meet state accessibility standards;
 - must provide access to water and electrical utilities;
 - must have compatible standard residential construction exterior materials;
 - must have a minimum insulation of R-15;
 - must be portable;
 - must comply with Minnesota Rules Chapter 1360 (prefab buildings) or 1361 (modular buildings) and contain the seal and data plate;
 - must contain a backflow check valve;
 - must meet setbacks; and
 - must be located where septic services and emergency vehicles have access.
- The time frame for the temporary dwellings is 6 months, with a one-time 6 month renewal option.
- Only one temporary dwelling per lot and only one dweller per dwelling.

Planning Commission points of discussion:

- Only 6 month period of time with a 6 month option to renew; Administrative Fines can be issued for failure to remove;
- Guest Quarters only allowed in certain zoning districts; these temporary dwellings would be allowed in every zone;
- These dwellings would look similar to park models in an RV park, looking like a cabin but are on wheels;
- Must meet state accessibility standards;
- Could be used by someone waiting to get into a facility;
- The City can opt out in the future.