

NEW BUSINESS – PEQUOT TERRACE MANUFACTURED HOME PARK

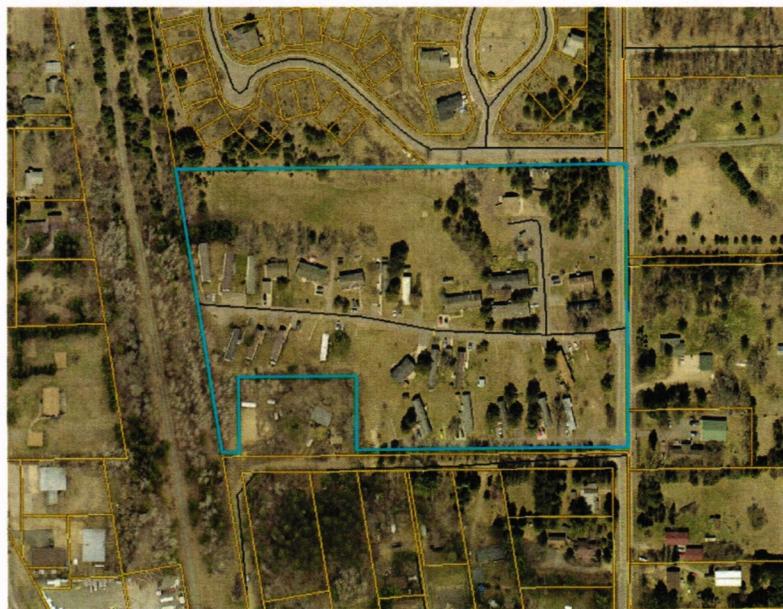
Applicant: Real Property Management Deluxe

Agenda Item: 5.1

Background Information: The subject property is located along Rasmussen Road. The manufactured home park currently includes 26 housing units, an office, and a storm shelter. The map provided by a previous owner indicates 38 total lots.

In 2016 the City Code was amended to allow units older than five years old. Additional inspection requirements were included for those units, including Section 17-4.5 BUILDING STANDARDS, which requires Planning Commission approval of the application.

The applicant is requesting approval of 5 Land Use Permits for units moved to the site. Those applications appear to be complete. Applicant is also requesting preliminary approval for 3 units not yet moved to the site. If the 3 units receive preliminary approval, they will be moved to the site to have the remaining inspections completed.



Applicable Regulations:

Section 17-4.5 BUILDING STANDARDS

1. All structures and appurtenances shall be constructed in accordance with the general standards of the building industry. The City does not examine plans nor assume liability for the structural stability or quality of any structures.
2. All dwelling units shall be a minimum of 20 feet wide and shall be placed on a foundation.
3. Any new structure constructed or placed after June 7, 2005 and not on a permanent foundation shall be considered a temporary structure.
4. New manufactured homes and mobile homes shall be installed by a licensed installer and a copy of the installation compliance certificate shall be submitted to the City prior to occupancy of the dwelling.
5. Dwellings in Transit. For dwellings to be moved onto a property, excluding manufactured homes that have never been occupied, the following shall be applicable:
 - A. Permit issuance shall be made only by motion of the Planning Commission. A public hearing is not required for approval.
 - B. Prior to permit issuance, the property owner shall provide documentation of a certified home inspection including the following, at a minimum:
 - (1) Certification that the electrical wiring meets state codes,
 - (2) Certification that the plumbing meets state codes,
 - (3) An evaluation of foundation adaptability and condition,
 - (4) An evaluation of roof condition,
 - (5) An evaluation of structural integrity, and
 - (6) Certification that all doors, windows and siding are in acceptable condition.
 - C. The dwelling, once in place, must meet all municipal ordinances, with consideration given for approved variances.
6. SSTS shall conform to the requirements of Chapter 15, Article 3 of the City Code.
7. Any public or private supply of water for domestic purposes must meet or exceed standards for water quality of the Minnesota Department of Health and the MPCA.
8. Plumbing and electrical facilities installed after the date of this ordinance in all structures shall conform to the State Plumbing Code and State Electrical Code, respectively.

**Section 17-8.3
DEVELOPMENT**

MANUFACTURED AND PRE-BUILD HOUSING

1. General. Manufactured housing development shall be considered a form of P.U.D. and administered as a Conditional Use in the zoning district where said use is allowed. Development of this type creates a heavy demand and reliance on municipal type facilities including roads, sewer, water and fire protection. In addition these developments are often the most dense in a community requiring heavier streets, more public recreation facilities and nearby shopping.

2. Minimum Standards.
 - A. A Minnesota Department of Health Permit shall be required.
 - B. Parcel size shall be a minimum of 20 acres.
 - C. At least two (2) acres shall be set aside for parks & recreation.
 - D. Minimum individual lot dimensions shall be 60' x 140'.
 - E. At least 20% of the land shall be in common ownership not used for individual lots.
 - F. The common roadway area, where private, shall be a minimum of 40-foot wide with a 24-foot wide bituminous surfaced road.
 - G. There shall be a minimum of 2 and a maximum of three parking spaces for each unit.
 - H. Each unit shall be a minimum of 640 square feet.
 - I. All units must be skirted, unless placed on an enclosed foundation.
 - J. Landscaping shall be required as per the direction of the Planning Commission.
 - K. When served by public utilities, there shall be individualized sewer, water and electrical connection for each site.
 - L. Solid waste storage and removal shall be centralized within the development and shall be the responsibility of the owner of the development.
 - M. Each unit must meet the requirements of the state building code, HUD standards and Minn. Stat. §§327.21 -327.35, as amended.

- N. Units constructed before June 14, 1976 are not allowed. Units older than five (5) years at time of installation shall require evidence the standards of Section 17-4.5 BUILDING STANDARDS are met and shall meet the requirements set forth in MN Statute 327.32.
- O. Sufficient storm shelter shall be provided to accommodate all residents of the development.

MINNESOTA STATUTES 2016

327.32

327.32 CODE COMPLIANCE.

These pages are attached to the Staff Report.

Planning Commission Direction: The Planning Commission can approve the Land Use Permits, deny the application, or table the request if additional information is needed.

Staff Recommendation: We recommend that the applications be approved.

327.32 CODE COMPLIANCE.

Subdivision 1. **Requirement; new manufactured homes.** No person shall sell or offer for sale in this state any new manufactured home or manufacture any manufactured home in this state unless the manufactured home complies with the Manufactured Home Building Code and bears a label as required by the secretary.

Subd. 1a. **Requirement; used manufactured homes.** No person shall sell or offer for sale in this state any used manufactured home manufactured after June 14, 1976, or install for occupancy any used manufactured home manufactured after June 14, 1976, unless the used manufactured home complies with the Notice of Compliance Form as provided in this subdivision. If manufactured after June 14, 1976, the home must bear a label as required by the secretary. The Notice of Compliance Form shall be signed by the seller and purchaser indicating which party is responsible for either making or paying for any necessary corrections prior to the sale and transferring ownership of the manufactured home.

The Notice of Compliance Form shall be substantially in the following form:

"Notice of Compliance Form as required in Minnesota Statutes, section 327.32, subdivision 1

This notice must be completed and signed by the purchaser(s) and the seller(s) of the used manufactured home described in the purchase agreement and on the bottom of this notice before the parties transfer ownership of a used manufactured home constructed after June 14, 1976.

Electric ranges and clothes dryers must have required four-conductor cords and plugs. For the purpose of complying with the requirements of section 327B.06, a licensed retailer or limited retailer shall retain at least one copy of the form required under this subdivision.

Complies	Correction required
Initialed by Responsible Party: Buyer	Seller

Solid fuel-burning fireplaces or stoves must be listed for use in manufactured homes, Code of Federal Regulations, title 24, section 3280.709 (g), and installed correctly in accordance with their listing or standards (i.e., chimney, doors, hearth, combustion, or intake, etc., Code of Federal Regulations, title 24, section 3280.709 (g)).

Complies	Correction required
Initialed by Responsible Party: Buyer	Seller

Gas water heaters and furnaces must be listed for manufactured home use, Code of Federal Regulations, title 24, section 3280.709 (a) and (d)(1) and (2), and installed correctly, in accordance with their listing or standards.

Complies	Correction required
Initialed by Responsible Party: Buyer	Seller

Smoke alarms are required to be installed and operational in accordance with Code of Federal Regulations, title 24, section 3280.208.

Complies	Correction required
Initialed by Responsible Party: Buyer	Seller

Carbon monoxide alarms or CO detectors that are approved and operational are required to be installed within ten feet of each room lawfully used for sleeping purposes.

Complies Correction required
Initialed by Responsible Party: Buyer Seller

Egress windows are required in every bedroom with at least one operable window with a net clear opening of 20 inches wide and 24 inches high, five square feet in area, with the bottom of windows opening no more than 36 inches above the floor. Locks, latches, operating handles, tabs, or other operational devices shall not be located more than 54 inches above the finished floor.

Complies Correction required
Initialed by Responsible Party: Buyer Seller

The furnace compartment of the home is required to have interior finish with a flame spread rating not exceeding 25, as specified in the 1976 United States Department of Housing and Urban Development Code governing manufactured housing construction.

Complies Correction required
Initialed by Responsible Party: Buyer Seller

The water heater enclosure in this home is required to have interior finish with a flame spread rating not exceeding 25, as specified in the 1976 United States Department of Housing and Urban Development Code governing manufactured housing construction.

Complies Correction required
Initialed by Responsible Party: Buyer Seller

The home complies with the snowload and heat zone requirements for the state of Minnesota as indicated by the data plate.

Complies Correction required
Initialed by Responsible Party: Buyer Seller

The parties to this agreement have initialed all required sections and agree by their signature to complete any necessary corrections prior to the sale or transfer of ownership of the home described below as listed in the purchase agreement. The state of Minnesota or a local building official has the authority to inspect the home in the manner described in Minnesota Statutes, section 327.33, prior to or after the sale to ensure compliance was properly executed as provided under the Manufactured Home Building Code.

Signature of Purchaser(s) of Home

.....date.....
.....date.....

Print name as appears on purchase agreement Print name as appears on purchase agreement

Signature of Seller(s) of Home

.....date.....
.....date.....