



# REQUEST FOR CITY COUNCIL ACTION

**MEETING DATE:**

July 21, 2021

**DEPARTMENT:**

Planning and  
Neighborhood Svc.

**DIVISION**

Community Planning

**STRATEGIC OUTCOMES**

- ☒ Safe & Prosperous
- ☐ Active & Appealing
- ☐ Respected & Responsible
- ☒ Connected & Engaged
- ☐ Unique & Creative

**ACTION**

- ☐ Motion
- ☐ Resolution
- ☐ Ordinance - Introduction
- ☒ Ordinance - Adoption
- ☐ Public Hearing

**TITLE:**

Zoning Code Text Amendment: Manufactured Housing Subdivision Update

**SUMMARY RECOMMENDATION:**

Amend Yuma City Code Title 15, Chapter 154, Section: 06.03 to identify the permitted housing types within the Manufactured Housing Subdivision District (MHS). (Planning and Neighborhood Services/Community Planning) (Randall Crist)

**STRATEGIC OUTCOME:**

Approval of this text amendment would expand housing options within the MHS at the request of numerous property owners within the District. This text amendment assists in furthering the City Council's vision and strategic outcomes as it relates to Connected and Engaged and Safe and Prosperous.

**REPORT:**

The proposed text amendment would allow site-built homes within the MHS. Manufactured housing is generally defined as factory-assembled structures. Historically, manufactured housing had been less expensive than site-built dwellings and had shown to be an economically efficient method of providing housing needs. Recently staff has seen an increase of requests to allow site-built homes within the MHS. The proposed text amendment is similar to the Recreation Vehicle Subdivision District, which allows both types of housing options.

Currently, site-built homes are not permitted within the MHS, limiting property owners to manufactured housing. The proposed text amendment would expand housing options and encourage redevelopment in existing Manufactured Housing Subdivisions.

On May 24, 2021, the Planning and Zoning Commission voted to recommend APPROVAL (6-0) of the request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section: 06.03 to identify the permitted housing types within the MHS.

**PUBLIC COMMENTS - EXCERPT FROM PLANNING AND ZONING COMMISSION MEETING MINUTES:**

**QUESTIONS FOR STAFF**

**“Barbara Beam – Planning and Zoning Commissioner** asked what were the benefits of site built homes rather than manufactured homes.

**“Amelia Griffin – Associate Planner** replied that site built homes last longer than manufactured homes.

**PUBLIC COMMENT**

**None**

**MOTION**

**“Motion by Gregory Counts – Planning and Zoning Commission, second by Lorraine Arney – Planning and Zoning Commissioner, to APPROVE Case Number ZONE-34268-2021, to amend Title 15, Chapter 154, Section: 06.03 Manufactured Housing Subdivision District (MHS) to identify permitted housing types within the District.**

**“Motion carried unanimously (6-0).’**

FISCAL REQUIREMENTS	CITY FUNDS:	\$0.00	BUDGETED:	\$0.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$0.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00 \$0.00 \$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT/FUND/CIP:	
	TOTAL:	\$0.00		
	FISCAL IMPACT STATEMENT:			
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK:			
	1. 2. 3. 4. 5.			
ADDITIONAL INFORMATION	IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?			
	<input type="checkbox"/> Department <input type="checkbox"/> City Clerk's Office <input type="checkbox"/> Document to be recorded <input type="checkbox"/> Document to be codified			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Philip A. Rodriguez		6/10/2021	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		6/8/2021	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
	Alyssa Linville		06/01/2021	
SIGNATURES	WRITTEN/SUBMITTED BY:		DATE:	
	Amelia Griffin		05/26/2021	