



ORDINANCE 2026-5

AN ORDINANCE TERMINATING THE TEMPORARY MORATORIUM ON MOBILE HOME DEVELOPMENT, ELIMINATING THE MOBILE HOME (MH) ZONING DISTRICT, AND ADOPTING UPDATED MANUFACTURED HOME REGULATIONS

WHEREAS, the City of Blanding previously enacted a temporary moratorium on new or expanded mobile home development to allow for review and modernization of applicable land use regulations; and

WHEREAS, the Blanding City Council, Planning Commission, and City Staff have completed a review of the City's Mobile Home zoning regulations and determined that updates are necessary to reflect modern housing standards, improve public safety, and ensure compatibility with surrounding land uses; and

WHEREAS, the existing Mobile Home (MH) zoning district contains outdated terminology and standards that no longer align with current federal housing definitions or development expectations; and

WHEREAS, the proposed ordinance eliminates the MH zoning district, establishes a modern regulatory framework for Manufactured Home Communities, and provides clear transition provisions for existing properties; and

WHEREAS, the Planning Commission has reviewed and recommended approval of the proposed updates following public discussion and consideration; and

WHEREAS, the City Council finds that terminating the moratorium and adopting updated regulations promotes the health, safety, and welfare of the community while providing clarity and fairness for property owners;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BLANDING CITY, UTAH:

SECTION 1. Termination of Moratorium

The temporary moratorium on new or expanded mobile home development previously adopted by the City is hereby terminated effective upon adoption of this Ordinance.



SECTION 2. Repeal of Mobile Home (MH) Zoning District

The Mobile Home (MH) zoning district is hereby repealed in its entirety and removed from the Blanding City Zoning Map and Land Use Code.

SECTION 3. Rezoning of Former MH Properties

All properties previously designated as Mobile Home (MH) shall be automatically rezoned to the underlying or surrounding base zoning district, as determined by the City.

SECTION 4. Nonconforming Status

Existing manufactured home uses that do not comply with the newly applied zoning district shall be deemed legal nonconforming uses and shall be regulated in accordance with applicable City Code provisions.

SECTION 5. Adoption of Manufactured Home Community Regulations

Manufactured Home Communities are hereby established as a conditional use permitted only within the R-2 zoning district and shall be subject to the development standards, application requirements, and review procedures as set forth in the attached ordinance provisions and incorporated into the Blanding City Code.

SECTION 6. Code Amendments

The Blanding City Code is hereby amended to:

1. Remove references to the Mobile Home (MH) zoning district;
2. Update definitions related to Mobile Homes, Manufactured Homes, and Modular Homes; and
3. Adopt new provisions governing Manufactured Home Communities, including development standards, infrastructure requirements, and operational regulations as outlined in the attached amendments.



SECTION 7. Severability

If any section, subsection, sentence, clause, or phrase of this Ordinance is held invalid, such decision shall not affect the validity of the remaining portions of the Ordinance.

SECTION 8. Effective Date

This Ordinance shall take effect upon publication and recording as required by law.

PASSED, ADOPTED and APPROVED this 28 day of APRIL, 2026.

Trevor Olsen, Mayor

ATTEST:

Pratt Redd, City Manager/ City Recorder

	VOTE
Chad Moses	<u>Y</u>
Charlie Taylor	<u>Y</u>
Kellen Nielson	<u>Y</u>
Chris Ewald	<u>Y</u>
Jesse Grover	<u>Y</u>

On the 04 day of May, 2026 personally appeared before me, a Notary Public in and for the State of Utah, Trevor Olsen, Mayor and Pratt Redd, Recorder of the City of Blanding who duly acknowledged to me that they are the signers of the foregoing instrument, who duly acknowledged to me that they executed the same in accordance with authority vested in them by the said City of Blanding.



Notary Public

My Commission Expires: 04-22-28 Residing at: 50 W. 100 S.