



February 25th, 2026

Notice of Public Hearing

Notice is hereby given that on Thursday, March 12th, 2026 at 7:00 P.M. the Blanding Planning Commission will hold the following public hearing:

- **Zone Amendment Change.** Blanding City is looking to eliminate the Mobile Home zone. This means that all existing mobile home zones will be rezoned to R-2 or in a few cases R-1, depending on the zone surrounding them. Current Manufactured Homes that are not placed on a permanent foundation will become non-conforming uses. Additional information can be had by reaching out to Ben Muhlestein at the City Office.

Said hearing will be held in the Council Room at 50 West 100 South. Emailed comments may be sent in advance to bmuhlestein@blanding-ut.gov.

The proposed ordinance eliminates the existing **Mobile Home (MH) zoning district** and replaces it with a modern regulatory framework that allows **Manufactured Home Communities** only as a **conditional development type** within the R-2 zone. The ordinance also establishes clear transition rules for existing MH-zoned properties and adopts development standards.

Upon adoption:

- The MH zone is removed from the zoning map and code.
 - All former MH-zoned parcels are immediately rezoned to the surrounding base zone(s).
 - Existing manufactured housing uses become **legal nonconforming uses**.
 - A new **Manufactured Home Community** classification is created, subject to Planning Commission review through the Conditional Use Permit and Site Plan process.
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Rationale for the Ordinance

1. Outdated Terminology and Regulations

The term “mobile home” is outdated and commonly refers to pre-1976 manufactured housing, which is not permitted anywhere in the City. Retaining the MH zone creates confusion and inconsistency with modern building standards and state and federal housing regulations.

2. Improved Public Health, Safety, and Design

The current MH zoning district lacks many of the design, infrastructure, and maintenance standards now expected for higher-density residential developments. The new ordinance:

- Requires proper utilities, storm drainage, access, parking, and open space
- Ensures communities are designed for long-term livability and safety
- Provides enforceable maintenance and management requirements

3. Consistency with the City’s Zoning Framework

Rather than functioning as a standalone zoning district, manufactured housing is

treated like other higher-density residential developments — permitted only through a conditional process and reviewed for compatibility with surrounding neighborhoods.

4. Clear and Fair Transition for Existing Properties

Existing manufactured housing uses are allowed to remain as legal nonconforming uses. Property owners also have the opportunity to apply for approval as a Manufactured Home Community, bringing their site into compliance with modern standards.

Reduced Minimum Parcel Size for Existing Sites

The ordinance establishes a **1.5-acre minimum parcel size** for new Manufactured Home Communities. However, it allows the Planning Commission to approve a **reduced minimum parcel size for existing sites** that were previously zoned MH, provided all other development standards are met.

This flexibility is included because:

- Many existing MH areas were platted decades ago and cannot physically expand to meet modern acreage thresholds.
- Requiring strict compliance would effectively prohibit existing sites from upgrading infrastructure or legalizing their status.
- Health, safety, access, open space, and design standards still apply in full; only the parcel size may be adjusted.

This provision allows older sites to transition responsibly without granting blanket exemptions or creating new nonconforming conditions.

Summary

The proposed ordinance modernizes the City's land use regulations by:

- Eliminating an outdated zoning district
- Clarifying that pre-1976 mobile homes are not permitted

- Providing clear rules for existing manufactured housing
- Establishing enforceable standards for future manufactured housing developments

The Planning Commission believes this approach balances neighborhood compatibility, property rights, and long-term community goals, while reducing regulatory ambiguity and improving public safety.

