

TOWN OF OAK CREEK

ORDINANCE NO. 646

AN ORDINANCE AMENDING AND MODIFYING THE OAK CREEK LAND USE CODE DEFINITION OF MANUFACTURED HOME

WHEREAS, the Town of Oak Creek Comprehensive Plan – 2015 calls for the Town to “[m]aintain sections of the Land Use Code to ensure new development is built to respect its surrounding neighborhood context, including guidelines for building height, size, setback, and character” (p. 31); and

WHEREAS, notice of a Planning Commission public meeting and Oak Creek Board of Trustees public hearing was published on August 27, 2017 in the Steamboat Pilot, a paper of general circulation in the Town; and

WHEREAS, the Oak Creek Planning Commission held a public meeting on August 30, 2017 and forwarded a recommendation to the Oak Creek Board of Trustees to approve the proposed amendment to the definition of manufactured homes in the Land Use Code to be considered at a duly noticed public hearing; and

WHEREAS, the Oak Creek Board of Trustees held a public hearing on September 14, 2017 to consider the Planning Commission’s recommendation and to hear public comments regarding the proposed amendments to the Land Use Code. Public comment was received at said public hearing; and

WHEREAS, Trustee McElfish made a motion to approve the recommendation of the Planning Commission regarding amendments to the definition of manufactured homes in the Land Use Code. Trustee Klumker seconded the motion. The motion passed unanimously.

NOW, THEREFORE, be it ordained by the Board of Trustees of the Town of Oak Creek as follows:

SECTION 1. AMENDMENTS. The Oak Creek Municipal Code, is hereby amended as follows: (deletions are shown struck through, additions are shown in bold).


Section 17.02.250 Manufactured home means a single-family dwelling which is partially or entirely manufactured in a factory; ~~is not less than twenty-four feet in width and thirty-six feet in length~~; is installed on an engineered, permanent foundation; has brick, wood or cosmetically equivalent exterior siding and a pitched roof; and complies with the US Housing and Urban Development or Unified adopted Building Code standards, as applicable, or meets or exceeds equivalent requirements and performance engineering standards.

SECTION 2. SEVERABILITY, CONFLICTING ORDINANCES REPEALED. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such

decision shall not affect the validity of the remaining portions of this Ordinance. All other ordinances in conflict with the provisions of this Ordinance are hereby repealed.

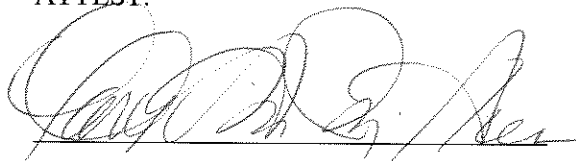
SECTION 3. EFFECTIVE DATE. This ordinance shall take effect and be in full force and effect thirty (30) days after adoption and publication pursuant to C.R.S. § 31-16-105.

INTRODUCED, READ, APPROVED AND ORDERED PUBLISHED this 14th day of September, 2017.



Nikki Knoebel, Mayor

ATTEST:



Mary Alice Page-Allen
Town Administrator/Clerk

