



## Legislation Details (With Text)

**File #:** ID-46-20      **Version:** 1      **Name:**  
**Type:** Informational Report      **Status:** Agenda Ready  
**File created:** 1/18/2020      **In control:** City Council  
**On agenda:** 2/11/2020      **Final action:**  
**Title:** Brighton Mobile Home Park Discussion  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Brighton Mobile Home Park PP, 2. 46 PPT

Date	Ver.	Action By	Action	Result
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### *Department of City Manager's Office*

Reference: Brighton Mobile Home Park Discussion

**To:** Mayor Gregory Mills and Members of City Council  
**Through:** Marv Falconburg, Acting City Manager  
**Prepared By:** Nicole Samson, Strategic Initiatives & Governmental Affairs Manager  
**Date Prepared:** January 21, 2020

### **PURPOSE**

Discuss the action steps that the landowner is taking to address the water issues and other elements of the mobile home park.

### **STRATEGIC FOCUS AREA**

Safe, Active and Engaged Community  
Supportive, Sustainable Infrastructure

### **BACKGROUND**

The Brighton Mobile Home Park at 671 S. Main was established sometime between 1936 and 1963. There are currently 28 mobile homes in this park. In September 2018, Brighton Village LLC became the owner of the property.

The Park was zoned I-1 (Light Industrial) in 1976 through ordinance 905. Mobile home parks are not a permitted use in I-1. Therefore, in 2017, the owner at the time submitted an application to the City for a Certificate of Legal Non-Conforming Status. The City granted a legally non-conforming use status in 2018 with a couple of conditions. These conditions include the limitation of 28 units maximum on the property and the requirement that no units can be added to the area in the front setback along South Main Street. Currently, one existing unit sits in the front set back area. If that unit moves the property owner cannot replace the unit with another one in that area.

The mobile home park provides water to the residents through an internal system tied to an on-site well. The Colorado Department of Health and Environment (CDPHE) has issued four enforceable actions against the park's water since 2012. Most recently, in September 2019, the Park had elevated levels of Nitrate and had a loss of pressure due to a line break. The residents were not able to drink the tap water for several weeks. CDPHE has directed the park owner to

connect to City water or repair the system to improve the water quality. The owner would like to connect to City water to ensure this situation will not happen again. This will require installing new pipes through the mobile home park.

The owner of the mobile home park has informed the City staff of the following plan:

- Hire engineering firm for project - first quarter 2020
- Submit plans to City and obtaining permit- second quarter 2020
- Install new water lines and connect to City water - third quarter 2020

### **FINANCIAL IMPACT**

In January 2020, the City Council approved an ordinance amending section 13-4-90 of the Brighton Municipal Code to allow mobile home parks to install and pay for a master meter water tap fee in order to facilitate mobile home park owners to provide City water to the residents. The owner of the Brighton Mobile Home Park will be paying a master meter water tap fee when connecting to City water.

### **STAFF RECOMMENDATION**

For informational purposes only.

### **ATTACHMENTS**

PowerPoint presentation