

**CITY OF MARSHALL
PI/T AGENDA ITEM REPORT**

Presenter:	Jason Anderson
Meeting Date:	Tuesday, April 25, 2023
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Discussion Regarding Status of Broadmoor Valley Grant-Funded Improvements
Background Information:	<p>Bolton & Menk (BMI) has been working with Broadmoor Valley ownership to design a roadway improvement project to be completed using remaining MN Housing grant funds. City staff has been informed that Broadmoor has roughly \$350,000 in grant funds to use for making park improvements. Park ownership has elected to use the funds to improve the condition of their streets. BMI staff has indicated that park ownership would like to minimize street width that is paved to help ensure that they are able to maximize the amount of street paving. Currently, they are proposing to remove the 3-FT sidewalks that are located on both sides of the streets and to reconstruct their park roads to be 20-FT bituminous paving with an inverted crown to manage stormwater runoff. In addition, they are proposing gravel shoulders to help provide a wider hard surface.</p> <p>City Ordinance currently requires 28-FT of roadway width for private roads. In addition, our manufactured home park ordinance requires sidewalk. Park ownership is adamant that they are not required to follow city zoning ordinance requirements in the portion of their park that pre-dated our zoning ordinance. While city staff does not agree with this as it relates to reconstructed road and sidewalk areas, that is the contention of park ownership.</p> <p>City staff is looking for discussion with the PI/T Committee regarding the City's position on paved roadway width and sidewalks in manufactured home parks. If it is the desire of the Council to accommodate the narrower paved road width for park roads, staff believes that the City Council should consider some ordinance amendments to allow for the narrower paved width.</p>
Fiscal Impact:	None at this time.
Alternative/Variations:	No alternative actions recommended.
Recommendations:	Staff is looking for a recommendation from PI/T Committee regarding minimum street width and sidewalks in our manufactured home parks.