

April 1, 1981

LB 298

of Senator Johnson, if I could, please. Senator Johnson, if I understand the bill correctly, and correct me if the amendments change it, but any city or town of any size would have to provide a special area for this type of home if it has a zoning ordinance at all, is this correct?

SENATOR JOHNSON: Yes.

SENATOR KAHLE: Well, this bothers me because I have a great number of small towns in my district that do have trailer courts and that sort of thing and they I am sure have zoning. We also have county zoning in our area. I don't think that bothers that part of the problem but I just do not want to demand that they have to have this sort of an area. It would seem to me that it would be much simpler, and of course you need the zoning to go along with it, but that developers would be the ones that would want to get into this type of a project and especially those that deal in this type of a home. We have all kinds of builders in our area that develop districts for housing and build homes in there and sell lots and that sort of thing. They also work with the city to see that there is water and lights and sewer in that area. So I think that to do this is a demand on a city that has any kind of zoning is reaching out a little too far. I am sure I have towns of probably three, four hundred people that have zoning and I know that those of five or six hundred have zoning and they also have mobile homes. If it requires they must have this area, I am sure then they would have to furnish the sewer, the streets, the utilities before they could demand this. I am not sure they are ready for that. Thank you.

SPEAKER MARVEL: Senator Marsh.

SENATOR MARSH: Mr. Speaker and members of the Legislature, I think several persons are trying to make a problem where no problem in fact exists. Senator Kahle, it only is speaking to an area which has a zoning regulation already. It is saying that if you already have a zoning, then one additional thing should be provided and that is someplace where a mobile home can be placed which sounds like a reasonable request. And, Senator Cope, your community has already made provisions so you don't have a problem in your community. The communities which have been forward looking have taken care of the problem but this is not true about all communities. Some communities have felt it wasn't necessary. We are now becoming more and more aware that we have a responsibility to the low income family and the moderate income family who wish to put their investment dollars into a mobile home to provide a place within