


City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Memorandum

TO: Jim Dinley, Municipal Administrator
Mayor Scott McAdams and Members of the Assembly

FROM: Wells Williams, Planning Director 

SUBJECT: Ordinance 2010-12 Revising Mobile Home and Manufactured Home Language in the Zoning Ordinance

DATE: May 18, 2010

The Sitka Planning Commission is unanimously recommending approval the zoning text amendments contained in Ordinance 2010-12. The revisions were considered in conjunction with the proposed changes to SGC Chapter 6.12 Mobile Homes. The Board's recommendation was made on April 20th, 2010.

The proposed changes to the zoning code would revise a couple of definitions, modify the Residential Land Use table, and replace the term 'mobile home' with the use 'manufactured home' in a number of code sections.

If someone buys a residential lot, they would be required to bring in a HUD standard unit if they wanted the lowest cost option. Under the proposed changes, they would no longer be able to move in a much older mobile home. Over time, the housing stock on individual lots would see improvement.

As we all know, the price of residential lots has soared over the past twenty years. They are now out of reach of owners of older mobile units. As a result, the requirement that the structures be built to the HUD standard would have limited impact on mobile home owners.

Existing mobile homes, both on individual lots and in mobile home parks would not be affected.

RECOMMENDED ACTION:

Approve the ordinance.

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