



# CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

## Planning and Community Development Department

### **AGENDA ITEM**

Case No: MISC 25-06  
Proposal: Mobile and Manufactured Home Park Permit  
Applicant: Paddy Hansen  
Owner: Hansen and Hansen Enterprise, LLC  
Location: 201 ½ Price Street  
Legal: Lot 1A, P Hansen Subdivision  
Zone: C-2 - General Commercial and Mobile Home District  
Size: 15,445 Square Feet  
Parcel ID: 3-0371-001  
Existing Use: Mobile and manufactured home park, Commercial  
Adjacent Use: Commercial, Industrial  
Utilities: Existing, Price Street  
Access: Price Street

### **KEY POINTS AND CONCERNS**

- Property is developed.
- Proposed request is to modify design requirements to facilitate the construction of a new mobile and manufactured home park.

### **ATTACHMENTS**

Attachment A: Aerial  
Attachment B: Plat  
Attachment C: Site Plans  
Attachment D: Unit Model  
Attachment E: Photos  
Attachment F: Applicant Materials  
Attachment G: Chapter 22.30 Mobile and Manufactured Homes

## **BACKGROUND/PROJECT DESCRIPTION**

The last code re-organization moved the mobile and manufactured homes chapter of Sitka General Code into Zoning. However, it has long been the case that new mobile and manufactured home parks require a permit from the Building Official and the Planning Department, and the code states, “as well as the planning commission, when appropriate” (SGC 22.30.040). Between this (albeit vague) reference to Planning Commission involvement in permitting mobile and manufactured home parks, as well as the fact that it is now in the zoning code, staff’s interpretation is that the commission can consider a request regarding alleviation of park design requirements.

The applicants/owners have proposed a new mobile and manufactured home park. The site plan includes park space measuring 3,089 square feet, two parking spaces per unit, a manufactured home of 710 square feet, and a play yard area of at least 700 square feet included within each space. The applicants/owners are requesting modifications to the standard design requirements for such parks, specifically the following:

- Reduction in rear setback from the required 10 feet to 5 feet.
- Waive the play yard requirement: Play yards are defined as an area set aside for the use of children and that is not included within any of the home spaces. They also are required to be 2,000 square feet or 200 square feet per unit, whichever is greater. Instead, the applicant is requesting approval of play yards of at least 700 square feet within each space.

The current design standards for mobile and manufactured home parks, as outlined, include the following:

- Number, location and size of all spaces
- Location, width and surfacing of roadways, off-street parking and walkways
- Location and size of any existing or proposed buildings and structures within the mobile and manufactured home park
- Methods and plans of domestic and fire protection water supply, surface drainage and erosion control, sewage disposal, electrical supply and garbage disposal
- Monumentation for property corners as required in SGC 22.30.050
- Location and mapping of any portion of the property located within a federal flood hazard area according to the Flood Insurance Rate Map
- 3,000 square foot spaces
- 2 parking spaces
- 18-foot front yard setback
- 10-foot rear setback
- 5-foot side setback
- One play yard – 2,000 square feet or 200 square feet per unit, whichever is greater

## **ANALYSIS**

The proposed site plan complies with most of the other design standards, such as the space size, parking, utility plans, front yard setback (18 feet), side setback (5 feet), and property corner monumentation. These elements ensure the orderly development of the park while maintaining the aesthetic and functional integrity of the site.

The proposed design of the mobile and manufactured home park is to include private play yard areas rather than a communal play area. In this case, dedicating 2,000 square feet to a communal play area would result in the loss of a housing unit. While one could argue that is the intent of the design requirements, there are no considerations made for the size/scale of different parks – this represents a 20% reduction in available housing units which, staff feels, is a large burden to the applicant and doesn't comport with housing goals in the comprehensive plan. Further, there are no requirements for park owners/managers to develop play areas with fencing, play equipment, landscaping, etc. This is why in many mobile and manufactured home parks in Sitka, play yards are largely unused and often end up becoming storage spaces. The applicant's proposal is a practical solution – offering fairly large, fully fenced private yards may likely be a more preferable option for future residents and offers more utility to residents who may not have children.

On the reduction to the rear setback, a consideration to make in this case is the shape of the lot (a somewhat narrow rectangle) and the orientation of the access easement to the property. These factors significantly impact possible unit placements – were there more lot depth available, one could have more narrow lots that use the 5' side setbacks and have more available space at the rear of the lot. Given these limitations, the applicant has made good use of the land available by having larger side setbacks instead, and proposing modest size homes (710 square feet). Additionally, the applicant has proposed to fence the rear of the property and compliance with fire codes will be approved by the municipal building official. The reduced rear setback would allow for more efficient use of the available land and the abutting property is used for commercial storage, limiting the impact to the neighboring property.

## **Comprehensive Plan Guidance**

This proposal is consistent with the Comprehensive Plan, particularly in the following areas:

- Supports housing objective to, “Increase range of housing and affordability” by facilitating the creation of a new mobile/manufactured home park with modest size housing units.
- Consistent with housing action H 1.1e, “Encourage higher density development” by facilitating creation of a new mobile/manufactured home park which are one of our higher-density housing development options, and by making allowances that increase density by 20%.

## **RECOMMENDATION**

Staff recommends approval of the mobile and manufactured home park permit at 201 ½ Price Street subject to the attached conditions of approval.

## **MOTION TO APPROVE**

- 1) **I move to approve the mobile and manufactured home park permit at 201 ½ Price Street in the C-2 General Commercial and Mobile Home District subject to the attached conditions of approval. The property is also known as Lot 1A, P Hansen Subdivision. The request is filed by Paddy Hansen. The owner of record is Hansen and Hansen Enterprise, LLC.**

### **Conditions of Approval:**

- a. Permit plans shall remain consistent with the narrative and plans provided by the applicant for this request. Any major changes (as determined by staff) to the plan will require additional Planning Commission review.
- b. No major changes or alterations shall be made to any part of the mobile and manufactured home park as outlined in an approved plan without approval by the municipal building official.
- c. Mobile and manufactured home park operators shall keep a register of the occupants of mobile and manufactured home park spaces. This register shall be given to the planning department.
- d. Each mobile and manufactured home park owner shall designate a Sitka resident as the owner's agent. The agent shall be empowered to act on the owner's behalf on matters pertaining to park management and maintenance. Contact information for the designated agent shall be given to the planning department.
- e. The Planning Commission, at its discretion, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties upon receipt of meritorious complaint or evidence of violation of conditions of approval.

- 2) **I move to adopt the findings as listed in the staff report.**

### **Findings:**

The alleviation of park design requirements as granted by the Planning Commission:

- a. Does not negatively impact public health, safety, or welfare because the reductions in the rear setback and waiver for a play yard are adequately mitigated by the applicant's proposals to install fencing and preserve private yards for the unit spaces. Additionally, considerations for fire separations will be preserved by enforcement of fire codes by the Building Official;
- b. Furthers an appropriate use of the property by facilitating development of a mobile/manufactured home park, one of the primary uses intended for the C-2 general commercial and mobile home district;
- c. Is warranted due to special circumstances outside the control of the applicant, namely the shape of the parcel and orientation of the access easement to the property; and
- d. Is consistent with the Comprehensive Plan because it facilitates the development of a mobile/manufactured home park which meets both the housing objective of increasing the range of housing and affordability and the housing action to encouraging higher density development.