



City and Borough of Sitka

PUBLIC SERVICES

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MEMO

To: Mayor McAdams and Assembly Members
From: Preston O'Connell, Building Official
Through: Jim Dinley, Administrator, Michael Harmon, Public Works Director
Date: May 25, 2010
Subject: **Sitka General Code 6.12, Mobile and Manufactured Homes and Mobile and Manufactured Home Parks**

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Background

Sitka General Code 6.12 hasn't been revised in some time, is outdated, contains provisions that are no longer relevant and does not reflect changes in terminology, land use and community practices. The proposed rewrite is compatible with the Sitka Comprehensive Plan, which recognizes the importance and desirability of mobile and manufactured homes as housing options. This proposed ordinance has been reviewed by the Planning Commission, the Police and Fire Commission and the Long-Range Planning and Economic Development Commission, all of which recommended that it be forwarded to the Assembly as written.

Analysis

This revised version of SGC 6.12 sets design standards for future manufactured home parks that provide for greater fire safety and livability, prohibits the use of recreational vehicles as permanent residences, and places greater responsibility for compliance and location of units on park owners and managers.

Impact to the Community

These provisions will have little or no impact on existing installations. Future manufactured home parks will have less density and occupancy will be limited to manufactured homes, not mobile homes. All existing structures will be able to have their legal use continue.

Recommendation

Approve Ordinance 2010-10 on first reading.