

**Request:** 1) Amend SGC Table 22.16.015-1 to replace the use "Single mobile home on an individual lot" with "Single manufactured home on an individual lot" 2) amend SGC Table 22.16.015-1 to make the use "Single manufactured home on an individual lot" a Permitted Use in the WD Waterfront district, 3) rename the R-1 LD MH district name R-1 LD MH Single Family or Duplex or Single Family Low Density Manufactured Home District, 4) rename the R-1 MH district R-1 MH Single Family, Duplex and Manufactured Zoning District, 5) replace the words "mobile homes" with "manufactured homes" in the Intent Language for the R-1 MH, R-1 LD MH, and C-2 districts in SGC 22.16, and, 6) revise the definitions "Manufactured home" and "Mobile home" the zoning code.

### **Meeting Flow**

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Comment period closed - brought back to the board
  
- Motions

### **Tonight's Motions**

- A motion to approve
- A motion to approve findings

## **Manufactured Home Text Amendments**

April 20, 2010

Tuesday night staff will request recommendations on the manufactured home amendments to the zoning ordinance and the proposed changes to the SGC chapter 6.12.

The Planning Commission has previously gone over the proposed changes to the zoning code. Those discussions have resulted in an increase in the number of items that are clarified.

Preston O'Connell the City Building Official will go over the proposed changes to Chapter 6.12. The controversial items of the chapter have been removed from the proposed draft. Dimensional requirements have been reviewed a bit to reflect what is occurring in the parks while requirements interior access roads have been tightened. These changes tend to offset making the changes neutral. The one item that has been added is the ability of the Planning Commission to review permits for new mobile home parks.

Thanks.

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## **Manufactured Home Text Amendments**

February 16, 2010

This item was pulled from the agenda.

## **Manufactured Home Text Amendments**

February 2, 2010

The current version of SGC Chapter 6.12 is enclosed. While the Municipal Attorney and the Building Official continue to work on proposed revisions, we will spend some time Tuesday night acquainting the Planning Commission with the current code.

Staff will also spend a little time going over the evolving text changes to the zoning code.

The Planning Office expanded the proposed zoning ordinance text changes on mobile homes and manufactured homes. Since there was going to be an additional board meeting on the issue, we took the opportunity to find more sections where the term "mobile home" needed to be replaced with the term "manufactured home". The listing single manufactured home on individual lots was also made, as directed, as a permitted use in the Waterfront district.

Both items will come back on February 16<sup>th</sup>. We expect to have the latest proposed changes to SGC 6.12 at that time.

## **City and Borough of Sitka Zoning Text Amendment**

January 19, 2010

The Planning Office is recommending approval of the request.

We are suggesting that the motion read "Move to recommend Assembly approval of proposed revisions to SGC Table 22.16.015 – 1 Residential Land Uses to replace the use Mobile Homes on Individual Lots with the use Manufactured Homes on Individual Lots, and, revise the definitions for Manufactured Home and Mobile Home in SGC Title 22 Zoning. The Planning Commission further recommends that the proposed revisions to the definitions be consistent with those proposed for SGC Chapter 6.12 Mobile Homes and Mobile Home Parks."

If the motion passes, the following motion on findings is in order "Move to approve the findings in support of the recommended zoning ordinance text changes that 1) the materials provided by staff comply with the amendment application process, 2) the proposed changes would further the long term upgrading of structures in residential zones, 3) the proposed changes would continue to allow for an affordable housing option on individual lots in the residential areas of Sitka and 4) the proposed changes are consistent with the goals and policies in the Comprehensive Plan that encourage an orderly land use pattern and affordable housing."

### **Planning Commission Discussion Proposed Manufactured Home Revisions in the Zoning Ordinance**

January 5, 2010

The zoning code currently allows individual mobile homes to be placed on lots in the R-1MH, R-1LDMH, R-2MHP, and C-2 zones.

Tuesday night, staff will introduce proposals to require that those structures meet the federal Housing and Urban Development (HUD) standard.

The proposal is a part of an overall effort to upgrade the requirements for new mobile homes in Sitka, and, older mobile homes that may be moved to different parcels.

The proposed changes to the zoning code, which are considered to be non controversial, would merely revise a couple of definitions and modify the Residential Land Use table.

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.

**The current zoning code definitions for “Manufactured Home” and “Mobile Home” are as follows -**

22.08.585 Manufactured home.

“Manufactured home” means a single-family dwelling or duplex designed for human habitation and constructed after June 15, 1976, in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance. (Ord. 02-1683 § 4 (part), 2002.)

22.08.590 Mobile home.

“Mobile home” means a detached single-family dwelling designed for human habitation and having complete living facilities, constructed and fabricated into a complete unit in a factory and capable of being transported to a location of use on its own chassis and wheels, identified by a model number and serial number by its manufacturer, meeting the mobile home manufacturer’s association codes and designed primarily for placement on an impermanent foundation. (Ord. 02-1683 § 4 (part), 2002.)

**The proposed definitions are -**

B. “Manufactured home” means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections which, in the traveling mode, is 8 body feet (2438 mm) or more in width or 40 body feet (12 192 body mm) or more in length or, when erected on site, is 320 or more square feet (30 square m), and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and included the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title;

C. “Mobile home” means any coach, mobile home, manufactured home built in accordance with HUD standards, house car, trailer or other vehicle or structure designed or intended for or capable of human dwelling or sleeping purposes, mounted upon wheels or supports, and/or capable of being moved by its own power or transported by another vehicle, whether such mobile home is used or intended for permanent or transient occupancy; a structure that was constructed before June 15,

1976, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems;