




# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

*Coast Guard City, USA*

## Memorandum

**To:** Chair Spivey and Planning Commission  
**Through:** Amy Ainslie, Director, Planning and Community Development  
**From:** Scott Brylinsky, Planning Department Consultant   
**Subject:** Discussion/Direction on allowing three Tiny-Houses-on-Chassis per lot  
**Date:** December 11, 2019

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### Background

The Assembly's strategy for economic development includes a component to pursue options regarding tiny homes and/or small dwellings. That action plan<sup>1</sup> identifies the Planning Commission as the steering body for this effort.

This memo is to put forth for discussion one specific proposal: **to allow up to three tiny-houses-on-chassis<sup>2</sup> per lot in certain zoning districts.** The policy rationale is that in order for tiny houses to be a more accessible housing option, there is a need to expand the options for placement.

### Discussion

Additional details of this specific proposal include:

- Other dwelling units would not be allowed on the lot.
- The tiny houses on chassis could be installed with or without wheels in place, but would require skirting to cover the chassis and wheels.
- Freeze protected utility connections would be required.
- The tiny houses on chassis would need to be constructed under building permits and be in compliance with the 2012 International Residential Code, and 2018 International Residential Code Appendix Q (if adopted), and be issued a Certificate of Approval by the Building Official, prior to use as a dwelling unit.
- The proposal would apply to the R-1MH, R-2, R-2 MHP, C-2, and WD zoning districts. Note: the R-1MH and R-2 districts do not currently allow mobile/manufactured home parks. The other three zoning districts do.
- It would be a conditional use.
- The concept would be identified in code as a Tiny House Community.

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<sup>1</sup> Plan was developed, but not formally adopted, by the Assembly.

<sup>2</sup> A tiny house on chassis does not have a permanent foundation, and may be installed with or without wheels/tires.

As this is a concept proposal, staff is not yet suggesting specific language to distinguish the “3-units on a lot concept” from a manufactured home park. However, it is our intent that such a distinction would be made, and that the proposal would apply only to tiny-houses-on-chassis, not to manufactured homes in general and not to recreational vehicles.

**Attachments:**

Attachment A: Action Plan

**Recommended Motion:**

I move to recommend that staff develop a draft ordinance that would amend Title 22 of the Sitka General Code to allow up to three tiny-houses-on-chassis per lot in the R-1MH, R-2, R-2 MHP, C-2, and WD zoning districts.

Note: if the Commission believes that this concept is not worth developing further and wishes to “put a knife in it”, a Commissioner can make the motion in the affirmative and the Commission could vote against.

OR

I move to recommend that staff continue to research and work through the issues and concerns raised in tonight’s deliberations and return with a revised proposal.