

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: January 6, 2004
CLERK'S OFFICE
APPROVED
Date: 3-16-04

Anchorage, Alaska
AO 2004-1

AN ORDINANCE REPEALING ANCHORAGE MUNICIPAL CODE SECTION 21.70.030 REGARDING MOBILE HOME PARK ANNUAL PERMITS, AMENDING ANCHORAGE MUNICIPAL CODE SECTION 14.60.030 TO DELETE THE FINE FOR MOBILE HOME PERMITS, REPEALING ANCHORAGE MUNICIPAL CODE OF REGULATIONS CHAPTER 21.70 REGARDING MOBILE HOME PARK ANNUAL PERMITS, AND REPEALING ANCHORAGE MUNICIPAL CODE OF REGULATIONS SUBSECTION 21.20.007G. REGARDING FEES.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That Anchorage Municipal Code section 21.70.030 is repealed in its entirety.

21.70.030 [Permit.]

[A. REQUIRED; POSTING. NO PERSON MAY OPERATE OR MAINTAIN A MOBILE HOME PARK WITHOUT FIRST OBTAINING AN ANNUAL PERMIT ACCORDING TO THIS CHAPTER. THE ANNUAL PERMIT SHALL ALWAYS BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES OF THE MOBILE HOME PARK.]

[B. APPLICATION. AN APPLICATION FOR A PERMIT SHALL BE SUBMITTED BY JANUARY 31 OF EACH YEAR TO THE ADMINISTRATIVE OFFICIAL, OR HIS DESIGNEE, ON A FORM PROVIDED BY THE MUNICIPALITY. THE APPLICATION SHALL INCLUDE THE FOLLOWING:

1. THE NAME AND LOCATION, INCLUDING STREET ADDRESS AND LEGAL DESCRIPTION, OF THE PARK.
2. THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE OWNERS OF THE PARK.

1 3. THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE
2 PEOPLE RESPONSIBLE FOR THE DAILY MANAGEMENT
3 AND OPERATION OF THE PARK.

4
5 4. THE NUMBER OF MOBILE HOME SPACES PROVIDED IN
6 THE PARK.

7
8 5. WRITTEN APPROVAL FROM THE APPROPRIATE AGENCIES
9 FOR PRIVATE SEWER AND WATER SYSTEMS.

10
11 6. OTHER INFORMATION MAY BE REQUIRED BY THE
12 ADMINISTRATIVE OFFICIAL AS NECESSARY FOR THE
13 ENFORCEMENT OF THIS TITLE.]

14
15 [C. FEE. A FEE IN THE AMOUNT SET BY REGULATION IN
16 ANCHORAGE MUNICIPAL CODE REGULATION 21.20.007
17 SHALL ACCOMPANY AN APPLICATION FOR A PERMIT.]

18
19 [D. INSPECTIONS. MOBILE HOME PARKS SHALL BE
20 INSPECTED PERIODICALLY FOR COMPLAINEE WITH
21 STANDARDS AS ESTABLISHED BY REGULATION BEFORE AN
22 ANNUAL MOBILE HOME PARK PERMIT WILL BE ISSUED.]

23
24 [E. DENIAL. THE ADMINISTRATIVE OFFICIAL MAY DENY A
25 PERMIT WITH JUST CAUSE. DENIAL OF A PERMIT MAY BE
26 APPEALED TO THE ZONING BOARD OF EXAMINERS AND
27 APPEALS PURSUANT TO SECTION 21.30.110.E.]

28
29 [F. RECORDS AND SITE PLAN. A RECORD OF ALL MOBILE
30 HOME PARKS RECEIVING A PERMIT, INCLUDING AN
31 APPROVED SITE PLAN OF THAT PARK, SHALL BE
32 MAINTAINED BY THE ADMINISTRATIVE OFFICIAL. THE
33 ADMINISTRATIVE OFFICIAL MAY REQUIRE, IF NECESSARY,
34 BEFORE ISSUANCE OF AN ANNUAL PERMIT, A CURRENT SITE
35 PLAN, DRAWN TO SCALE AND SHOWING THE FOLLOWING:

36
37 1. A SPECIFIC LAYOUT OF MOBILE HOME SPACES, SETTING
38 FORTH THE DIMENSIONS OF EACH SPACE.

39
40 2. A DEPICTION OF ALL PERMANENT BUILDINGS AND
41 STRUCTURES, INCLUDING A DESCRIPTION OF THE
42 PURPOSE OR FUNCTION OF EACH SUCH BUILDING.

3. A SPECIFIC LAYOUT OF ALL STREETS, ACCESS POINTS
AND PARKING AREAS.

4. A DEPICTION OF ALL STORAGE AND RECREATIONAL
AREAS, INCLUDING COMMON OPEN SPACE AND
LANDSCAPING FEATURES.

5. A SPECIFIC UTILITY LAYOUT SHOWING THE LOCATION
OF SEWER, WATER, GAS, ELECTRICAL AND TELEPHONE
UTILITY PLACEMENT. SUBSTITUTE INFORMATION
SUFFICIENT TO ENSURE COMPLIANCE WITH THESE
STANDARDS AND THE REQUIREMENTS OF THIS TITLE
MAY BE ACCEPTED BY THE ADMINISTRATIVE OFFICIAL.
(CAC6.60.070; GAAB 21.20.050; AO No.87-154(S); AO No. 93-
186(S), § 2, 2-22-94)]

Section 2. That Anchorage Municipal Code section 14.60.030, Fine Schedule, is
hereby amended by deleting the following fine: *(the remainder of this
section is not affected by this ordinance and therefore is not set out.)*

[21.15.080 OPERATING MOBILE HOME PARK WITHOUT PERMIT 300.00]

Section 3. That Anchorage Municipal Code of Regulations Chapter 21.70,
Regulations Governing Mobile Home Park Annual Permits, is hereby
repealed in its entirety.

[REGULATIONS GOVERNING MOBILE HOME PARK ANNUAL PERMITS.]

21.70.001 [MOBILE HOME PARK ANNUAL PERMIT.]

[A. *REQUIRED.* AN ANNUAL PERMIT IS REQUIRED TO OPERATE OR
MAINTAIN A MOBILE HOME PARK. EACH PARK WILL BE
INSPECTED ONCE DURING EVERY THREE-YEAR PERIOD AS
PART OF THE ISSUANCE OF THAT PERMIT.]

[B] INSPECTION. LAND USE ENFORCEMENT AND CODE ABATEMENT OFFICERS WILL INSPECT EACH MOBILE HOME PARK FOR COMPLIANCE WITH THE FOLLOWING STANDARDS. THESE ITEMS ARE VIOLATIONS AND WILL REQUIRE CORRECTION.

1. MOBILE HOMES OR STRUCTURES THAT ARE NOT HABITABLE AND BEYOND ECONOMIC FEASIBILITY FOR REPAIR.
2. ABANDONED MOBILE HOMES AND OPEN TO INGRESS,
3. OUTDOOR STORAGE OF MATERIAL DEFINED BY TITLE 21 AS JUNK EXCEPT MOTOR VEHICLES UNLESS ADDRESSED BELOW:
 - A. INOPERABLE, DISMANTLED, OR PARTIALLY DISMANTLED VEHICLES LOCATED WITHIN THE PARK.
 - B. ABANDONED OR UNLICENSED VEHICLES ON COMMON PARK PROPERTY (SUCH AS ROADWAYS, STORAGE AREAS, PLAYGROUNDS, OR OPEN FIELDS).
4. MOBILE HOMES WITH INCOMPLETE SKIRTING OR MISSING TIEDOWNS.
5. MOBILE HOMES NOT PROVIDING REQUIRED SEPARATION FROM OTHER MOBILE HOMES.
6. MOBILE HOMES WITH ADDITIONS EXCEEDING LIMITATIONS TO HEIGHT, WIDTH AND LENGTH ESTABLISHED BY CODE.
7. NOT COMPLYING WITH APPROVED SITE PLANS (INCLUDING UNAUTHORIZED STRUCTURES), OR EXCEEDING THE NUMBER OF APPROVED SPACES.
8. NOT COMPLYING WITH STREETS AND STORM DRAINAGE STANDARDS WHERE APPLICABLE.

9. ANY CIRCUMSTANCE OBSERVED DURING THE INSPECTION THAT IS AN IMMINENT THREAT TO LIFE, SAFETY OR PROPERTY.]

[C. PERMIT ISSUANCE. THE ANNUAL MOBILE HOME PARK PERMIT WILL BE ISSUED UPON RECEIPT OF A COMPLETE APPLCIATION, PAYMENT OF THE REQUIRED FEE, AND THE COMPLETION OF AN INSPECTION, IF ONE IS SCHEDULED, UNLESS:

1. THERE ARE MOBILE HOMES OR STRUCTURES THAT ARE NOT HABITABLE AND BEYOND ECONOMIC FEASIBILITY TO REPAIR LOCATED IN THE PARK.
2. WRITTEN APPROVAL OF PRIVATE WATER OR SEWER SYSTEMS HAS NOT BEEN PROVIDED FROM THE APPROPRIATE AGENCY, OR
3. THERE ARE TWO OR MORE OUTSTANDING VIOLATIONS OF THE ZONING OR BUILDING CODES WITHIN THE PARK DURING THE PREVIOUS SIX MONTHS.]

[D. ENFORCEMENT ACTIONS, ENFORCEMENT ACTIONS WILL BE TAKEN AGAINST THE TENANT OR PERSON RESPONSIBLE FOR THE VIOLATION TO THE EXTENT POSSIBLE. THE PARK OWNER WILL BE REQUIRED TO CORRECT THE VIOLATION IF IT HAS NOT BEEN REMEDIED WITHIN THREE MONTHS. IF THE VIOLATION IS ON COMMON PROPERTY THE PARK OWNER IS RESPONSIBLE FOR CORRECTING THAT VIOLATION.]

[E. FINES. VIOLATIONS OBSERVED DURING THE INSPECTION OF A MOBILE HOME PARK AND DULY NOTICED ARE PUNISHABLE BY A FINE OF \$75.00 AS AUTHORIZED BY ANCHORAGE MUNICIPAL CODE SECTION 21.25.050C.2.]

(AR No. 93-327 (S), § 2, 2-22-94)

Section 4. That Anchorage Municipal Code of Regulations subsection 21.20.007G. is hereby repealed in its entirety.


21.20.007 [Schedule of fees-Miscellaneous fees.]


1 [G. MOBILE HOME PARK ANNUAL PERMIT: THE FEE FOR A
2 MOBILE HOME PARK ANNUAL PERMIT SHALL BE
3 CALCULATED BY MULTIPLYING EACH APPROVED MOBILE
4 HOME PARK SPACE, OCCUPIED BY A STRUCTURE OR NOT, BY
5 10.00 (MINIMUM \$150.00)]
6

7 **Section 5.** This ordinance shall be effective retroactively to January 1, 2003.
8

9 PASSED AND APPROVED this 10th day of March 2004.
10
11

12
13 ATTEST:

14 
15 _____
16 Chair
17

18 
19 _____
20 Municipal Clerk
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25

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2004-1

Title: AN ORDINANCE APPROVING THE REPEAL OF ANCHORAGE MUNICIPAL CODE (AMC) 21.70.030 REGARDING MOBILE HOME PARK ANNUAL PERMITS AND INSPECTIONS, AND ANCHORAGE MUNICIPAL CODE OF REGULATIONS (AMCR) 21.70 REGARDING REGULATIONS GOVERNING MOBILE HOME PARK ANNUAL PERMITS, INCLUDING REQUIRED FEES.

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	FY03	FY04	FY05	FY06	FY07	
Operating Expenditures						
1000 Personal Services						
2000 Non-Labor						
3900 Contributions						
4000 Debt Service						
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -	
REVENUES:	\$ (40) *	\$ -	\$ -	\$ -	\$ -	
CAPITAL:						
POSITIONS: FT/PT and Temp	0	0	0	0	0	

PUBLIC SECTOR ECONOMIC EFFECTS:

The current fees are \$10 per mobile home park space or \$150 for parks with 15 or fewer spaces. The ordinance repeals the fees. Mobile home fee revenues were budgeted at \$40,000 for 2003. Actual revenues have been less than the \$40,000 amount, as there has been uncertainty over the program's future and not all mobile home park owners have paid. The amount of revenue actually collected year-to-date is \$16,660. The \$16,660 will be refunded, per the retroactivity clause that makes the ordinance take effect on January 1, 2003. No revenue losses are shown for future years, as the revenue has already been removed from the budgeting system for 2004. (However, if fees continue in effect, revenues would be about \$49,000/year.)

PRIVATE SECTOR ECONOMIC EFFECTS:

Terminating mobile home park inspections may result in some quality-of-life impacts for residents that are not easily quantified. Mobile home park owners with 15 or fewer spaces would save \$150 annually, and larger mobile home parks would save \$10 per space annually (the largest having 569 spaces.) Any mobile home park owner who has paid 2003 fees will receive a refund.

Prepared by: Jerry T. Weaver Jr., Zoning Administrator

Telephone: 343-7939

Validated by OMB:

Date:

Approved by: _____

Date:

(Director, Preparing Agency)

Concurred by: _____

Date:

(Director, Impacted Agency)

Approved by: _____

Date:

(Municipal Manager)



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 7-2004

Meeting Date: January 6, 2004

From: Mayor

Subject: AO 2004-1

An ordinance repealing Anchorage Municipal Code Section 21.70.030 regarding mobile home park annual permits, and amending AMC Section 14.60 regarding fines.

At the request of the Alaska Manufactured Housing Association (AMHA), AMC Section 21.70.030 was reenacted in 1994 to establish guidelines for mobile home park annual permits and inspection procedures. The purpose of the ordinance was to help mobile home park owners address continuing code violators. There had been a steady decline in many parks since the discontinuation of the previous licensing program administered by the Health Department.

The AMHA approached the Municipality during the summer of 2002 to request that the program be discontinued, and the regulations be repealed as the program was not accomplishing the goals for which it originally intended. The AMHA proposed the repeal in a resolution indicating that a survey of its membership was conducted to determine if the members considered the program worthwhile.

This ordinance repeals the requirement that mobile home parks obtain an annual operating permit, and receive periodic inspections by the Land Use Enforcement staff, and removes failure to obtain the permit from the fine schedule. The ordinance will be effective retroactively to January 1, 2003. The present staff assigned to inspect the mobile home parks will assume other enforcement duties within the section.

Approval of this ordinance is recommended.

Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

Concur: Donald S. Alspach, Acting Director, Planning Department

Concur: Mary Jane Michaels, Executive Director, Office of Economic and Community Development

Concur: Denis C. LeBlanc, Municipal Manager

Respectively Submitted: Mark Begich, Mayor

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2003-033**

A RESOLUTION APPROVING THE REPEAL OF ANCHORAGE MUNICIPAL CODE (AMC) 21.70.030 REGARDING MOBILE HOME PARK ANNUAL PERMITS AND INSPECTIONS, AND ANCHORAGE MUNICIPAL CODE OF REGULATIONS (AMCR) 21.70 REGARDING REGULATIONS GOVERNING MOBILE HOME PARK ANNUAL PERMITS, INCLUDING REQUIRED FEES.

(Case 2003-037)

WHEREAS, a request has been received from the Alaska Manufactured Housing Association (AMHA) to repeal the enacting regulations concerning the requirement for an annual Mobile Home Park Permit, and to discontinue the Mobile Home Park Annual Permit program and the associated requirements; and

WHEREAS notices were published, posted and mailed, and a public hearing was held on May 5, 2003; and

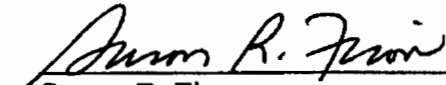
NOW, THEREFORE, BE IT RESOLVED by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

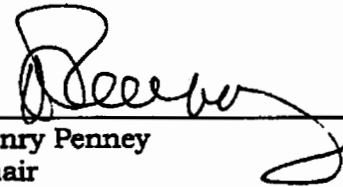
1. The ordinance was reestablished in 1994 with the intent of bringing Title 21 junk violations and abandoned, dilapidated mobile homes into compliance.
2. The AMHA believes the majority of junk appears to have been cleared from mobile home parks.
3. The AMHA believes the rules and regulations required by AMC 21.70.030 and AMCR 21.70, regarding mobile home park annual permits and triennial inspections, appear to be redundant with other sections of AMC 21.70.
4. The elimination of the mobile home park annual permits and triennial inspections does not abolish the remaining rules and regulations in AMC 21.70, which governs mobile home parks.
5. The vast majority of mobile home park owners support the repeal of this ordinance. The AMHA believe they are paying for something that does not benefit them, and the fees involved are essentially a tax on this particular type of business.

B. The Commission recommends that both AMC 21.70.030 and AMCR 21.70 be repealed in their entirety, in order to eliminate the regulations, fees and fines in connection with mobile home park annual permits and the associated triennial inspections.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission this 5th day of May, 2003.



Susan R. Fison
Secretary



Henry Penney
Chair

(2003-037)

BD

which the marketplace responds. Staff has required buffering in terms of lot size in condition 3. Lots that abut Lake Otis have a minimum square footage of 7,000 square feet. He stated there are many good subdivisions throughout Anchorage that have created nice home sites on even smaller lots.

COMMISSIONER COFFEY noted that page 56 of the Comprehensive Plan discusses the urban/rural boundary and in none of the maps is the rural area to the west of Lake Otis that far down the hill. He thought the petition site was in the urban area. The Comprehensive Plan says the urban area will have higher density residential and commercial developments. Furthermore, AMC 21.40.080 regarding R-6 states this district is intended for those land areas where large lots or acreage development is desirable; there is none of that in this subdivision. Although the lots are being made smaller by this proposal, there has been an attempt to be compatible to the lots to the east and to the west.

AYE: Penney, Klinkner, Starr, Poulton, Jones, Coffey, Knepper, Klein
NAY: None

PASSED

5. 2003-037

Municipality of Anchorage. An Ordinance repealing Anchorage Municipal Code Section 21.70 regarding Mobile Home Park Annual Permits, amending Anchorage Municipal Code Chapter 14.60 regarding fines, repealing Anchorage Municipal Code of Regulations Chapter 21.70 regarding Mobile Home Park Annual Permits, and repealing Anchorage Municipal Code of Regulations Subsection 21.20.007.G regarding fees.

Staff member JERRY WEAVER stated this amendment has been requested by the Alaska Manufactured Housing Association (AMHA) to repeal the Mobile Home Licensing program. The issue of mobile home licensing arose in 1988 when the Assembly discussed inspection fees and repealed the ordinance. Subsequently, issues in mobile home parks were brought to the Assembly's attention and a new ordinance was enacted in 1994. Approximately 70 mobile home parks have been inspected annually since 1995 with ADEC. Inspections are required on a tri-annual basis. Approximately 2,000 mobile home spaces were inspected per year for compliance. Junk, abandoned vehicles, illegal structures, and drainage issues were identified through those inspections. The AMHA believes the majority of concerns have been addressed and they are requesting that the Mobile Home Licensing program be repealed. A staff

member is assigned to this program and, with the limited resources that are available, that individual would be re-assigned to other functions within the Department.

COMMISSIONER KNEPPER noted that the letter from the Northeast Community Council mentions that they recognize the redundancy of the regulation. She asked to what they were referring. MR. WEAVER was uncertain to what they were referring. He noted there is oversight by ADEC as to the water systems and the analysis points out that half of them have been approved. COMMISSIONER KNEPPER noted that page 02 of the packet indicates that 43 of the current 62 operating mobile home parks do not have a license to operate. MR. WEAVER stated those parks are currently in violation. COMMISSIONER KNEPPER recalled that when this matter was last scheduled before the Commission, the Staff recommendation was different. MR. WEAVER explained that the Staff originally felt the program should be retained. Staff met with the AMHA subsequent to that and they indicated they have the issues of concern under control.

The public hearing was opened.

BOB MAHER and OWEN CAREY, representing the Alaska Manufactured Housing Association (AMHA), spoke before the Commission. MR. CAREY stated he is a tenant of Glencaren Park and vice president of the AMHA. He stated the AMHA consists of mobile home park communities throughout Alaska, representing over 85% of all available mobile home spaces in Anchorage. In 1994, the AMHA worked with the Municipality to create the mobile home park annual permit program. This is a fee-based service to inspect parks and the park tenants for violations of municipal codes. The hope was first to bring non-compliant parks into code compliance and secondly to give park owners and managers leverage when they are forced to go to court for eviction of a non-compliant tenant. The fee was set at \$1.50 per space, whether occupied or vacant. This is a voluntary, fee-based service program that the AMHA created and self-imposed. The AMHA has continued to work in partnership with municipal Code Enforcement and reserves a seat for a Code Enforcement representative at monthly meetings. He stated last year the AMHA was informed that the fee would increase by 650%, which for larger parks translates to \$15,000 for only one inspection. Code Enforcement informed the AMHA that their department does not have the manpower to go to court with them against a non-compliant tenant and, without that backing, the courts are not friendly to landlords seeking eviction. Also, for economic reasons, the more non-code compliant parks in Anchorage have been redeveloped. The members of the AMHA recently took action to support the ordinance to repeal the Mobile Home Licensing program. He stated that Mayor Wuerch, Craig Campbell, and Joe Murdy do not object to this proposal. He noted that the repeal of this ordinance does not change or relax any of the underlying codes affecting these communities.

COMMISSIONER KLEIN asked if the letters of objection in the packet dated 1991 were from tenants who resided in a project that no longer exists. MR. CAREY agreed they are primarily from former residents of the Alaskan Village, which is now being developed as the Creekside Town Center .

COMMISSIONER COFFEY noted that the Chugiak Community Council, Birchwood Community Council, and Abbott Loop Community Council oppose this proposal. MR. CAREY stated he attended the Northeast Community Council meeting and he had an opportunity to review the resolutions and opinions of other Community Councils. Their concern was that all governing regulations and code would be removed, which is not the case. He explained that the redundancy mentioned in the Northeast Community Council letter refers to the fact that AMC 21.70.030 speaks to violations that are already applied elsewhere in title 21. COMMISSIONER COFFEY confirmed the current fees are \$10 per space.

LARRY NORENE, member of the AMHA, pointed out that the parks that have not paid inspection fees were told not to do so, this is not a situation of the mobile home owners not wanting to pay those fees. He explained this program was to have been repealed last year and there has simply been a delay.

COMMISSIONER COFFEY asked if that is why 43 out of 62 parks are out of compliance. MR. NORENE replied in the affirmative.

STEVEN ELLIS, municipal Code Enforcement Manager during the implementation of the ordinance and through July of 2002, noted a letter from him to Ben Marsh with the AMHA is contained on page 05 of the Staff packet. He explained that the program, when it was implemented initially, raised only \$9,000 a year. It was hard to do a year's worth of work for \$9,000. When the tax cap initiative failed, the Assembly and the administration said that users had to pay costs. As a result, a fee of \$10 per space was adopted. This is a \$8.50 increase per space per year, which equates to \$.80 a month, if every space is filled. He stated this is an expense that taxpayers do not want to pay. He stated that this program was in effect years ago and the AMHA asked that it be stopped. He noted the letter on page 31 of the packet from Ira Walker states "The operation of a mobile home park is a business like any other business and, as such, it certainly behooves the owner-manager to keep the court in a nice, attractive condition." However, if that was true, he questioned why they came back to the Municipality in 1993 saying that could not be done without the assistance of the Municipality.

COMMISSIONER COFFEY asked what were the results of the inspections that took place under this program. MR. ELLIS replied that the first 3 to 4 years the focus was on junk vehicles and dilapidated mobile homes and there was significant improvement. After that, conditional use standards that were implemented on the parks were enforced. He stated the rate of

noncompliance that had been referenced in earlier testimony is not due only to not paying fees, but also to mobile home park standards that have not been met. He stated the Municipality is still working to address these issues of noncompliance. He stated there are illegal and unapproved water service systems in some mobile home parks, but there is a question what could be done to address that situation.

DIANNE HOLMES, speaking as an individual, referred to page 08 of the packet, AM 1168-93 that speaks about an ordinance to enact the mobile home permit program. In the first paragraph it explains that "In 1998 the Assembly repealed the requirement for annual licensing and inspection of mobile home parks ... since that time some mobile home parks have deteriorated and have caused considerable problems." Page 05 of the packet contains a letter from Steven Ellis and Joe Murdy dated May 17, 2002 to Ben Marsh indicating that they would help the AMHA to get the ordinance through the administrative process. Page 02 of the packet states the Staff has no objection to the ordinance revisions, but that does not mean they are approving the revisions. She suggested that any change that are made come through Title 21.

COMMISSIONER KLEIN stated AM 1168-93 on page 08 is dated October 26, 1993 and it seems that, knowing the history of one particular park, everything at that time might have been focused on getting that one park cleaned. That problem has now gone away. MS. HOLMES suggested asking code enforcement officers about their experience with mobile home parks. COMMISSIONER KLEIN asked, since the one park has gone away, has the mobile home community been uplifted. BRIAN DEAN stated that through the redevelopment of that park the mobile home community has been enhanced. That is not to say there are not other problems and problem parks. COMMISSIONER KLEIN asked whether park owners are more responsible in addressing issues. MR. DEAN responded that some owners are, while others are not.

RYAN STENCEL, representing the Huffman/O'Malley Community Council, stated the Council wrote and passed unanimously a resolution opposing this proposal. She explained their objection was based on the effect of this revision to remove the governing laws over mobile home parks and putting all of the responsibility for keeping these parks safe and healthy on the shoulders of Code Enforcement, which cannot handle the increased workload. She stated she lived 15 years in a mobile home park in south Mountain View. That park was owned by Zo Hawkins and managed by Bob Maher. Originally, the park was owned by Stan Hawkins, who kept the park in an orderly fashion. When ownership transferred to Zo Hawkins, the physical condition of the park deteriorated.

COMMISSIONER KLEIN asked if that park still exists. MS. STENCEL replied in the affirmative. COMMISSIONER KLEIN asked whether Ms. Stencil is aware of its current condition. MS. STENCEL replied that the

park's condition has gone down dramatically since the time of her residency there.

JEFF GARNESS, owner of a company that specializes in on-site water and wastewater treatment design, stated that 50% of the mobile home parks are not in compliance because they do not have ADEC approved water and sewer systems. There are a number of parks that are 40 or 50 years old and some owners do not know the locations of sewer mains or manholes. In his business he locates sewer lines through various means and has, in some cases, discovered lines that are too close to community wells that are not documented with ADEC and, if they are not documented with ADEC, the wells are not being tested. He felt the existing ordinance was important for health and safety reasons.

COMMISSIONER KLEIN asked if there are a large number of park owners who have located all sewer lines, but are not in compliance, or are there a small number who will do nothing regardless of the law. MR. GARNESS did not estimate a percentage, but remarked that 31 of the 62 parks do not have approved water and sewer systems, which led him to believe that they had not expended the effort to identify the water and sewer lines, find the manholes, and identify wells and their separation distances to potential sources of contamination. MR. DEAN confirmed that 31 parks have not gotten ADEC approval for their water and sewer systems.

CAROL MALONE, manager of Penland Mobile Home Park, one of four parks in Anchorage owned by Richard Nodel. These four parks represent 1,194 manufactured homesites. She indicated she became dissatisfied with the current permit program because she has not once been contacted for a tri-annual inspection and has not received copies of violations as defined in the program. She presumed that Penland had been paying for, but not receiving, the services defined in the program. In talking with other park managers and owners, she discovered that many are dissatisfied with the program. Some have been inspected annually, others semi-annually, and she had not yet been inspected. The Municipality has explained to the AMHA on several occasions that the services described in the program would improve once proper staffing had been secured, but that had not occurred. When the fee per space rose significantly last year, the AMHA polled its members and found those who were already dissatisfied with the program with a fee of \$1.50 per space were unwilling to pay the fee of \$10 per space and would rather have the program repealed. For Mr. Nodel, an increase of nearly \$30,500 for a program that, in her experience had never been implemented as originally structured, was unacceptable.

BILL COLUMBUS, co-owner of Dimond Estates Mobile Home Park that is developed with 522 spaces, stated his park is in compliance with ADEC regulations. He stated the program fee increase would affect not only the park owners, but also the tenants because the costs would have to be passed on. He stated these homes are low-income housing and these fees would

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May 5, 2003

affect all of his tenants. He felt that the program had not done things such as clearing up junk vehicles because the park owners get no response from code enforcement.

COMMISSIONER COFFEY asked if the objection is to the cost of the program. MR. COLUMBUS replied that his objection is to the cost.

COMMISSIONER STARR asked if Dimond Park charges more than the current fee. MR. COLUMBUS replied there is simply no comparison.

COMMISSIONER COFFEY moved to extend the public hearing.

COMMISSIONER STARR seconded.

AYE: Penney, Klinkner, Starr, Poulton, Jones, Coffey, Klinkner
NAY: None

PASSED

GEORGE CAMP, manager of Dimond Estates, stated that it is very hard to comply with Title 21. He stated that there are regulations books now, but enforcement is not forthcoming. The parks need an agreement with the Municipality. He explained that Dimond Park falls under different rules. The courts will allow a minor violation to move a home. Furthermore, most judges will not list the park on the contract, although it is legal. The licensing program was created so that when park owners went to court to deal with a problem, they would have the backing of the Municipality. The Municipality has many cases that they do not have the money or the time to deal with. He has submitted written complaints to the Municipality and has only to discover that they have not been dealt with timely.

In rebuttal, MR. MAHER stated there is not a major health concern with respect to water. He indicated he has been involved with water treatment systems and he is a certified operator. He stated, if there was a problem with water quality, it would be in the news because children would be drinking it. He suspected that the communities about which Mr. G. are likely smaller communities. He stated that water is treated in accordance with EPA and ADEC regulations. LARRY N. MAHER stated Mr. Ellis stated the AMHA is asking to put an expense on the taxpayers, but he noted that the taxes paid on the land in Dimond Park .1 mill collected for public safety, was \$72,000 and would be \$144,000 this year. This figure does not include mobile homes. Mr. MAHER stated that the Commission consider the fact that the fee-based program was voluntary, self-imposed by the parks to receive assistance from the Municipality for the purpose of cleaning up noncompliant tenants. Secondly, the repeal does not relate to the fee-based program.

codes affecting these communities. Approval of the proposed ordinance does not exempt parks from code enforcement. The AMHA has reviewed the positions of the various community councils and sympathized with anyone who has to deal with a noncompliant neighbor. He noted that the Northeast Community Council, which hosts the greatest percentage of mobile home parks in town, signed a resolution in favor of the ordinance. Third, these communities contribute to the Municipality in the form of business property tax, real property tax, and personal property tax. He stated this is true low-income housing not subsidized by tax credits, block grants, or any federal, state, or municipal monies. He asked the Commission to consider the recommendations of Joe Murdy, Craig Campbell, the Planning Department, Code Enforcement, the Northeast Community Council, and AMHA and approve case 2003-037.

The public hearing was closed.

COMMISSIONER KLEIN moved for approval of the ordinance repealing Anchorage Municipal Code Section 21.70.030 regarding mobile home park annual permits and inspections.

COMMISSIONER COFFEY seconded.

COMMISSIONER KLEIN thought the original ordinance was established with the intent of cleaning up one major violator that problem no longer exists. He felt to keep this ordinance on the books is tantamount to the proposal to license cats.

COMMISSIONER COFFEY felt the increases in fees were significant for several trailer parks to inspect what he suspected were the minority of trailer parks that might have violations. He stated it has been his experience that 95% of those involved in any endeavor follow applicable rules and regulations and the other 5% are violators. He suspected that vast majority of park owners support the repeal of this ordinance and are tired of paying for something that does not benefit them. He stated if there are substandard water and sewer systems, they should be identified and corrective action taken, which does not require annual inspections. He did not support what was essentially a tax on this particular type of business.

COMMISSIONER JONES stated if there is a public safety issue with respect to water and sewer systems in this community, the government has an obligation to deal with that.

COMMISSIONER POULTON remarked that the repeal of this ordinance does not eliminate rules and regulations that govern issues such as water and sewer, but only addresses the issue of voluntary inspection fees.

COMMISSIONER PENNEY noted his name was formerly associated with one of the mobile home parks in town and, while that particular park has

been sold, a very minor interest has been retained. He wished to record his vote as an abstention.

AYE: Klinkner, Starr, Poulton, Jones, Coffey, Knepper, Klein

NAY: None

ABSTAIN: Penney

PASSED

I. REPORTS

1. Chair – None

2. Secretary

MS. FISON stated the Sign Code is scheduled before the Commission on June 2, 2003. More than one public hearing might be required to hear this item. She asked that the Commission consider the potential of a Saturday public hearing on May 31, 2003. MS. FISON stated the lunch with the Director that was scheduled for May 8 is canceled and May 15 is a session with Clarion Associates, the Commission, the Platting Board, the Zoning Board, and the UDC. A worksession is also scheduled for May 22 to discuss the status of the Department's work program.

3. Committees

- a. AMATS Committee:** No report.
- b. School Site Selection Committee:** No report.
- c. Citizens Air Quality Committee:** No report.
- d. Airport Master Plans:** CHAIR PENNEY stated the Merrill Field Advisory Commission met. The north/south runway at the International Airport is closed for the summer and Elmendorf will run only the north/south runway for a period of time.
- e. Ministorage Ordinance Committee:** No report.
- f. Parks Planning Committee:** No report.
- g. Telecommunications Committee:** No report.

J. COMMISSIONER COMMENTS

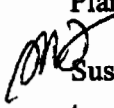
COMMISSIONER COFFEY thanked Toni Jones for her service as Chair.


G.5.

**MUNICIPALITY OF ANCHORAGE
MEMORANDUM
Planning Department**

DATE: April 14, 2003

TO: Planning and Zoning Commission

THRU:  Susan R. Fison, Planning Director

FROM:  Jerry T. Weaver Jr., Zoning Administrator

SUBJECT: Case 2003-037, an ordinance repealing Anchorage Municipal Code Section 21.70.030 regarding mobile home park annual permits and inspections.

The Alaska Manufactured Housing Association (AMHA) approached the Municipality to request that the Mobile Home Licensing program be discontinued and the enacting regulations be repealed. AMHA reports that the program does not appear to be accomplishing what they originally intended.

HISTORY

In response to citizen concerns and at the request of the Alaska Manufactured Housing Association (AMHA), AMC Section 21.70.030 was reenacted in 1994 reinstating guidelines for mobile home park annual permits and inspection procedures. The purpose of the ordinance was to help mobile home park-owners deal with continuing code violators and a steady decline of many parks since the 1988 repeal by the Assembly of the previous mobile home park licensing program.

The 1988 repeal by the Assembly was prompted by what some park owners at that time considered to be onerous inspection schedules and fees. It was pointed out that since the building department had recently required mobile home set-up permits, zoning inspections were no longer necessary.

In 1991, the condition of mobile home parks was brought to public attention through several newspaper articles and testimony before the Assembly. The problem appeared to be a large number of abandoned and burned out mobile homes, and junk accumulating in mobile home parks.

By 1993, the Municipality and the AMHA had drafted a Permit and Inspection Ordinance for mobile home parks. The AMHA unanimously endorsed the proposed ordinance.

Since 1995, the Municipality has reviewed approximately 70 mobile home parks annually for compliance with the Alaska Department of Environmental Conservation (ADEC) regulations for water and sewer infrastructure, and compliance with applicable conditional use approvals and zoning regulations. Inspections were required on a triennial basis. Approximately 2000 mobile home spaces were inspected per year for zoning code compliance. The inspections were conducted to identify junk or abandoned vehicles within the parks, illegal structures, drainage problems as well as compliance with approved site plans. Parks in which violations were identified, received additional follow-up inspections.

Initially, the primary focus was to rid the parks of the excessive junk and safety violations. Now that large portions of the parks are staying fairly well maintained, the focus encompasses all the requirements of AMC 21.70 and AMCR 21.70 to include structure separation and ADEC compliance.

Since 1996, approximately 1,400 *Notices of Violation* have been issued within mobile home parks; 1,020 of those have been resolved. Forty-three of the current 62 operating mobile home parks do not have a current municipal license to operate. Thirty-one of the Sixty-two parks do not have a current ADEC approval for water and sewer systems.

The permitting and inspection program has proven to be a positive service in the ongoing cleanup of the mobile home parks. Several parks have gone through the administrative hearing process for noncompliance with junk violations, with the result of much cleaner parks today. The number of violations has dropped in many parks, even dramatically in some, but the program is still working towards greater compliance.

The AMHA proposed the repeal in a resolution indicating a survey of its membership was conducted to determine if the members consider the program worthwhile (resolution attached). This ordinance repeals the requirement that mobile home parks obtain an annual operating permit and receive periodic inspections by Code Compliance officers, and removes failure to obtain such a permit from the fine schedule. A companion Assembly Resolution repeals the corresponding sections of the code of regulations.

The park operators seem to believe that since the parks have been cleaned up to significant degree that they can now maintain the parks with good compliance from the tenants without the help from the Municipality. The staff person assigned to the mobile home park program can be moved into another area of responsibility of code compliance for the community.

Staff has no objection to the ordinance revisions.

21.70.030 Permit.

- A. *Required; posting.* No person may operate or maintain a mobile home park without first obtaining an annual permit according to this chapter. The annual permit shall always be posted in a conspicuous location on the premises of the mobile home park.
- B. *Application.* An application for a permit shall be submitted by January 31 of each year to the administrative official, or his designee, on a form provided by the municipality. The application shall include the following:
 - 1. The name and location, including street address and legal description, of the park.
 - 2. The name, address and telephone number of the owners of the park.
 - 3. The name, address and telephone number of the people responsible for the daily management and operation of the park.
 - 4. The number of mobile home spaces provided in the park.
 - 5. Written approval from the appropriate agencies for private sewer and water systems.
 - 6. Other information may be required by the administrative official as necessary for the enforcement of this title.
- C. *Fee.* A fee in the amount set by regulation in AMCR 21.20.007 shall accompany an application for a permit.
- D. *Inspections.* Mobile home parks shall be inspected periodically for compliance with standards as established by regulation before an annual mobile home park permit will be issued.
- E. *Denial.* The administrative official may deny a permit with just cause. Denial of a permit may be appealed to the zoning board of examiners and appeals pursuant to Section 21.30.110.E.
- F. *Records and site plan.* A record of all mobile home parks receiving a permit, including an approved site plan of that park, shall be maintained by the administrative official. The administrative official may require, if necessary, before issuance of an annual permit, a current site plan, drawn to scale and showing the following:
 - 1. A specific layout of mobile home spaces, setting forth the dimensions of each space.
 - 2. A depiction of all permanent buildings and structures, including a description of the purpose or function of each such building.
 - 3. A specific layout of all streets, access points and parking areas.
 - 4. A depiction of all storage and recreational areas, including common open space and landscaping features.
 - 5. A specific utility layout showing the location of sewer, water, gas, electrical and telephone utility placement.

Substitute information sufficient to ensure compliance with these standards and the requirements of this title may be accepted by the administrative official.

(CAC 6.60.070; GAAB 21.20.050; AO No. 87-154(S); AO No. 93-186(S), § 2, 2-22-94)



Municipality of Anchorage

George P. Wuerch, Mayor

Development Services Department

P.O. Box 196650 • 4700 S. Bragaw Street
Anchorage, Alaska 99519-6650

(907) 343-8101 Office (907) 343-8125 Fax

<http://www.ci.anchorage.ak.us>



May 17, 2002

Bernard L. Marsh, Executive Secretary
Alaska Manufactured Housing Association
2550 Denali, Suite 1310
Anchorage, AK 99503

Dear Ben:

Joe Murdy and I met with you twice on the subject of the mobile home park fees. We thought we were making progress but this issue seems to be stalled. I want to explain what we did and why.

Last year after the tax cap initiative failed, all municipal departments were asked to look at all of the fees charged for the services they provide. Mobile home park fees were reviewed along with many others in this department. We looked at the amount of time spent by Land Use Enforcement conducting the Mobile Home Licensing and inspection program. When we had approximately 6000 spaces in the municipality at \$1.50 per space we raised around \$9,000.00. This did not cover the costs of the program. Now there are approximately 5500 mobile home spaces in town. The cost of our program is about \$55k. This is why we raised the fee to \$10.00 per space. During the assembly work sessions on the fee increases only one assembly member asked about the mobile home fee increase. I explained why the fee was being increased and there were no additional comments from the other assembly members.

Right now there doesn't appear to be a consensus among your association and other non-member mobile home park owners. When you get these issues resolved and know what direction you intend to take, please draft an ordinance amendment and provide it to Craig Campbell, Executive Director of Planning Development and Public Works. We will work with you to get this ordinance through the administrative process.

As a reminder we are required to enforce the current ordinance as approved by the assembly. The current fee of \$10 per space needs to be paid by those mobile home parks that have not paid at all or have not paid in full.

If you have any questions please call either of us at 343-8343 or 343-8194.

Sincerely,

Steven M. Ellis
Code Enforcement Manager

Joe W. Murdy
Director Development Services

cc: All Mobile Home Park Owners

ALASKA MANUFACTURED HOUSING ASSOCIATION

RESOLUTION NO. 02-01

20 AUGUST 2002

WHEREAS, The Municipality of Anchorage at the request of the Alaska Manufactured Housing Association (AMHA) established a special Permit/Inspection program for mobile home parks in the Municipality, and

WHEREAS, the program consisted of an annual permit for each park with a formal inspection (of all spaces and common areas) every third year with follow-up enforcement action, and

WHEREAS, the Anchorage Municipal Assembly adopted Regulation 21.70, REGULATIONS GOVERNING MOBILE HOME PARK PERMITS to administer the program, and

WHEREAS, a fee schedule in support of the program consisting of \$1.50 per space per year was set, and

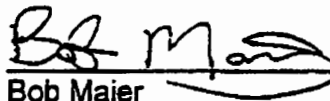
WHEREAS, the program has been given its five-year review, and

WHEREAS, a survey of the membership of AMHA has been made to see if the members consider the program worthwhile.

NOW, THEREFORE BE IT RESOLVED by AMHA that the Anchorage Municipal Assembly be requested to repeal Regulation 21.70 and the permit/inspection program be discontinued.

APPROVED, this 20th day of August, 2002.

Signed



Bob Maier
President

Attest:



Bernard L. Marsh
Executive Secretary

Ayes: 19

Nays: 0

ALASKA MANUFACTURED HOUSING ASSOCIATION

September 17, 1993

Mark Begich, Assembly Chairman
PO Box 201627
Anchorage, AK 99520

Re: Mobile Home Park Annual Permit Ordinance 21.70.030

Dear Chairman Mark:

A number of meetings have been held between Building Safety Division staff (Jerry Waite, Dave Brennen) and a committee of Alaska Manufactured Housing Association, to develop an acceptable and effective Permit and Inspection Ordinance for mobile home parks. The proposed ordinance as finally drafted has been distributed to our members at our meeting of 9/16/93 and by unanimous vote, the ordinance has been endorsed.

Special thanks are due you personally for your encouragement of a dialogue between our group and the Municipality. We believe the ordinance will solve many problems in the regulation of mobile home parks without imposing undue hardship on park owners.

The ordinance as drafted has our support.

Sincerely,



Bernard L. Marsh
Executive Secretary

BLM:ckf

cc: Tom Fink, Mayor
Jerry Waite, Building Official



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

NO. AM 1168-93

Meeting Date: October 26, 1993

From: ASSEMBLYMEMBER MARK BEGICH
Subject: AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE REPEALING AMC 21.15.080, MOBILE HOME PARK-PERMIT APPLICATION AND ENACTING A NEW SECTION AMC 21.70.030, REQUIRING AN ANNUAL PERMIT FOR THE OPERATION OR MAINTENANCE OF A MOBILE HOME PARK AS WELL AS AN ACCOMPANYING RESOLUTION TO ESTABLISH THE ANNUAL PERMIT FEE FOR A MOBILE HOME PARK ANNUAL PERMIT AND CREATING AMCR 21.20.007 WHICH WILL ESTABLISH GUIDELINES FOR ANNUAL PERMITS AND INSPECTION PROCEDURES.

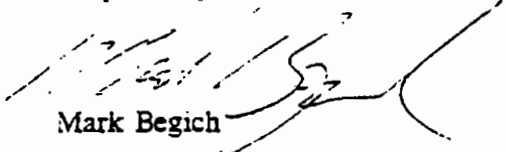
The first section of the proposed ordinance repealing AMC 21.15.080 is a simply a "housekeeping item." The purpose of enacting a new section is to require an annual permit for the operation or maintenance of a mobile home park. In 1988 the Assembly repealed the requirement for annual licensing and inspection of mobile home parks for compliance with the zoning, building and health codes. Since that time, some mobile home parks have deteriorated and have caused considerable problems with junk, burned out mobile homes and illegal additions.

Experience has taught us that tenants of mobile home parks do not file complaints with Land Use Enforcement or Building Safety until the situation is extremely bad. Also, the Mobile Home Park Owners Association has found they are having difficulty enforcing their rules against junk and additions without the backup of the Municipality. Mobile home park owners have become "defacto" enforcement officers, which places an unfair burden on them. This new system becomes an incentive to report problems whereas in the past the owners, and not the violators were fined. It not only minimizes the park owners' responsibility for abusive tenants, it shifts the burden to the violator.

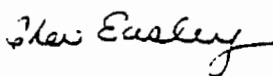
This ordinance language was created at the request of the Mobile Home Park Owners Association. The Assembly has had a work session with the owners, and Code Enforcement has met several times with the Association to discuss and draft the appropriate language. The attached letter indicates their support.

Finally, the accompanying Resolution adopts the appropriate fee schedule in the Code of Regulations and establishes criteria and guidelines for permit applications and inspections. I recommend approval and adoption of this ordinance and accompanying resolution.

Respectfully Submitted:


Mark Begich

Prepared by:


Cher Easley

Activist hits paydirt, but city's no help

By CHARLES WOHLFORTH
Daily News reporter

A mobile home park activist went home Tuesday night feeling she had been brushed off by the Anchorage Assembly after she asked it to give city inspectors the power to force her park to be cleaned up.

Mayor Tom Fink said in a memo to the assembly that he agreed with Theresa Britton and that the assembly was wrong three years ago when it followed the advice of the Mobile Home Park Association to do away with

annual inspection and permitting of the parks.

"People like Theresa Britton seldom possess resources or abilities to effect zoning compliance in the trailer parks they inhabit," the memo said.

But Britton has done a lot more than most.

Curtis Johnson, son-in-law of Pete Zamarelli, the owner of the park, met Britton in the assembly lobby Tuesday night and swore to remove the garbage and vacant

Please see Page B-3, TRAILER



Theresa Britton stands near one of the many abandoned trailers in the Alaskan Village trailer court off Muldoon Road.

TRAILER: City no help

Continued from Page B-1

and burned-out mobile homes that litter the Alaskan Village Mobile Home Park in Muldoon.

"I promise we're going to have every one out by Dec. 31," he said. "Ms. Britton, I think, has a good point. I'm not angry with her."

The promise satisfied eastside Assemblyman John Wood, but not Britton.

"They say they're going to clean it up now, but only after I went on TV and brought a lot of attention to it," she told the assembly. "Am I going to have to do that every time a problem comes up?"

Johnson said he was working on the problem before the publicity.

"I agree with Ms. Britton," he said. "Unacceptable. I would be bitching, too. But we're going to be getting it done. It's not like we've been sitting on our rear ends. And it's expensive, and we're just getting out of bankruptcy."

Johnson said Zamarelli's company has already removed 21 abandoned mobile homes this year and gave 25 to the poor to rehabilitate. He said the remaining 15 abandoned and burned-out mobile homes will be gone by the end of the year, and the garbage cleaned up when the snow melts.

Britton said she'll believe it when she sees it. Zamarelli's company also promised to clean up the park by September and didn't get it done.

She said the city should use its authority to force the cleanup by reinstating the annual inspection and permitting process the assembly removed in 1988 at the urging of park owners. Under the law, if a park wasn't clean and safe, the city could refuse to give the operator a

"They did give me the brush. To me it's hopeless. I don't see where else we can go."

— Theresa Britton

permit to continue running it.

Johnson and Wood said the city has laws to require demolition of dangerous, abandoned mobile homes. But Fink's memo said those laws aren't enough, because if a mobile home is abandoned, there is no owner to cite with the demolition requirement.

Wood suggested Britton could sue Zamarelli to clean up the court.

"It isn't just trailer courts," Wood said. "There are a lot of zoning violations in Anchorage that aren't being enforced because of a lack of resources."

The assembly didn't do anything with Britton's complaint, but Assemblywoman Heather Flynn said it might look at reimposing the inspection requirement if Zamarelli doesn't clean up his park as promised.

Britton was disappointed. She said other mobile home parks need attention, too. And not just now, but in the future, when the issue isn't getting attention.

"They did give me the brush," she said. "To me it's hopeless. I don't see where else we can go."

SOME FEAR ABANDONED MOBILE HOMES ARE POTENTIAL DISASTERS



Alaskan Village trailer park resident Theresa Britton is working to rid the area of 16 abandoned trailers she says are a danger to children.

Resident taking complaint to Assembly

By SCOTT REEVES

Times Writer

When Theresa Britton looks out her window at the Alaskan Village trailer park, she sees abandoned mobile homes and wonders why.

She is taking her questions to the Anchorage Assembly tonight and hopes the mess will be cleaned up soon.

"I'm complaining about the abandoned and burned out trailers here," Britton said Monday. "There are piles of building scraps, piles of garbage and junked vehicles in the trailer court."

Dave Brennen, Anchorage code enforcement officer, said the municipal code no longer requires annual inspections of mobile home parks—but should.

"Annual inspections will force park owners to enforce their own park rules," he said. "Most have lease agreements that are far more stringent than the municipal code."

Brennen said mobile home owners must first obtain title to an abandoned trailer before demolishing it. Legal fees and demolition costs can run into several thousand dollars per abandoned trailer, further straining property owners during the recession.

sion.

"But I think we've turned a corner," Brennen said. "We're seeing many of the mobile home parks clearing out abandoned trailers. I also think public attention focused on this issue will lead to action by the park owners, the Mobile Home Park Association and possibly the Assembly."

Elaine Seegers, manager of the Alaskan Village trailer park at 7800 DeBarr Road, said the shrinking economy has forced many people to abandon their trailers. She said most of the abandoned mobile

homes are old, small and cannot be refinanced.

"We have been getting rid of them all along," Seegers said. "We have a contractor who has pulled out 26 so far and there are 16 left. We'll have the last of them out by December 31."

But Britton said earlier deadlines have passed and the problem persists.

"No kids have gotten hurt yet, but I'm wondering if that's what it will take before they actually do anything," she said. "A couple of

See Trailers, page A8

Trailers

Continued from page A1

years ago, I used to complain about the dogs here and it took a little girl getting mauled by a hybrid wolf dog before they started to do anything. So maybe until someone gets hurt on these abandoned trailers, the problem is just going to keep being ignored."

Rick Barden said he has lived at the trailer park at DeBarr and Muldoon since 1983 and has watched it steadily deteriorate.

"It's probably one of the dirtiest trailer courts I've seen around Anchorage," he said. "It's kind of embarrassing to tell people that I live here—friends come over, look at the place and wonder what I'm doing here."

He said scavengers strip the abandoned trailers of siding and other valuable material. Vandals soon follow, knocking out the win-

The municipal code no longer requires annual inspections.

dows, ripping out the walls and, in some cases, setting fires.

"It's not a good place for kids," Barden said. "And it's a real health hazard because there's a lot of trash in the abandoned trailers so it's not a very healthy environment for kids."

Britton said she has revised her statement to the Assembly several times and expected to go over it again before making her presentation tonight.

"I'm going to tell them about all the trash we have here," she said. "If the city can pay for ski trails, why can't they do something that would help remove hazardous things around us? They have showed no concern and I think it's time for someone to stand up and demand action."

Municipality of Anchorage

ASSEMBLY MEMORANDUM

No. _____

Meeting Date: November 25, 1991

From: Mayor

Subject: Appearance Request of Theresa Britton concerning Alaskan Village
Mobile Home Park

1 The Alaskan Village Mobile Home Park is located west of Muldoon Road and south of DeBarr
2 Avenue. This property was originally zoned R-3, Multiple-Family Residential, on April 13, 1970
3 and remains zoned R-3. Alaskan Village was permitted for 346 mobile home spaces as early as
4 1966. In 1969 the Planning and Zoning Commission approved an additional 144 units for a total
5 of 513 spaces.
6

7 Until 1988 the Municipal Code required all mobile home parks to obtain an annual operating
8 permit from Land Use Enforcement. Further, Section 21.70.040 required that all parks be:
9

10 "inspected specifically for compliance with zoning, health, and building safety
11 regulations prior to the issuance of the annual mobile home park permit."
12

13 Any park owner continuing to operate without having this permit was in violation of the zoning
14 code. On at least one occasion a owner was found guilty in Magistrate Court of this violation
15 and fined \$300. After this verdict the park was cleaned up and a permit was later issued.
16

17 The Assembly adopted AO No. 87-154(S) on May 3, 1988. This ordinance removed the
18 requirement for an annual operating permit and deleted the above language requiring inspection
19 for compliance with zoning, health and building safety codes. The net effect of this ordinance
20 was to remove the enforcement hammer which allowed the Municipality to withhold the annual
21 operating permit if trailer parks deteriorated. The Mobile Home Park Association argued the
22 requirement for annual inspections and permitting discriminated against them because other
23 multiple family dwellings, such as apartments, were not required to be licensed. The
24 Administration adamantly opposed the adoption of AO No. 87-154(S). We now find on instance
25 at Alaskan Village Mobile Home Park where the Municipality cannot effectively enforce against
26 the park owner and is faced with the really impossible situation of trying to enforce on an
27 individual basis. A very viable and realistic solution to this municipal wide problem would be
28 to negate AO 87-154(S). People like Theresa Britton seldom possess the resources or abilities
29 to effect zoning compliance in the trailer parks they inhabit.
30

31 Since 1988 it has been our experience the normal enforcement procedures for zoning and
32 building codes are inadequate to address the problems of mobile home parks. First, very few
33 complaints are ever received by Code Enforcement about conditions in mobile home parks.
34 Second, in instances after a complaint has been received, the mobile home is usually abandoned
35 or vacant. This makes it difficult, if not impossible, to serve notice to the owner of the mobile
36 home of the violation and required corrective action.
37

1 The code for abatement of dangerous buildings does have the authority to order the demolition
2 of abandoned, dilapidated, and dangerous mobile homes. Demolition costs can be billed to the
3 park owner and eventually made as a lien on the property. But, because mobile home parks will
4 not be developed for other uses in the near future, there is no assurance the liens would be paid
5 in the next 5 to 10 years. Unfortunately, without assurance of repayment of the demolition costs,
6 we are left with a very limited budget to remove mobile homes.

7
8 Though Alaskan Village posses a graphic example of the problem, similar situations exist in
9 many parks. The economic down turn which drastically reduced the value of mobile homes also
10 created numerous vacancies leaving many parks in financial difficulty. This, along with the
11 elimination of the requirement for annual inspections and licensing, has resulted in parks not
12 enforcing their own rules. As an example, Alaskan Village requires homes to be maintained "in
13 the high standards exemplified by the latest units placed" and requires all vehicles to be licensed.
14 These standards exceed the Municipal code but are not now being enforced.

15
16 One encouraging sign for the future is Alaska Housing and Finance is now making loans for
17 mobile homes. It is hoped this will provide an economic incentive for the park owners to
18 upgrade their parks. In the case of Clearwater and Vandemeer mobile home parks, the new
19 owners have removed old, abandoned and dilapidated homes to attract new units.
20

21
22 Reviewed By:

Prepared By:

23
24
25
26
27 Larry D. Crawford
28 Municipal Manager

Kenneth W. Canfield, P.E.
Director of Public Works

29
30
31 Respectfully submitted,

32
33
34
35
36 Tom Fink
37 Mayor

To: Mayor Fink and Assembly Members

From: Theresa Britton

COVER LETTER

RECEIVED

NOV 15 1991

MAYOR'S OFFICE

The letters you are about to read are from tenants of Alaskan Village Trailer Court. More people wanted to write, but were reluctant to for fear of being evicted. Those of us who have written are also afraid of being harassed or evicted.

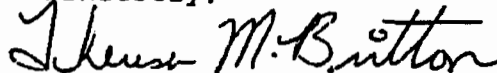
In 1989 the Assembly passed a Ordinance that deleted provisions of Title 21 of the Land Use Regulations. In other words, the trailer courts pay a one time fee and is not inspected again. Alaskan Village Trailer Court has abused this Ordinance and used it to their advantage.

I believe I have gone through all the proper channels. Everyone has said they cannot help us. I have taken pictures with a camcorder and 35 Millimeter for you to see that this is a serious problem and should be corrected. This is a list of offices I've contacted and they said they would like to help, but couldn't.

1. Housing Condition Complaints
2. Zoning
3. Public Works
4. Building and Safety Division
5. Contract Compliance
6. Ombudsman Office

If you have any questions please contact me at 338-2978 or, write to: 7800 Debarr #272, Anchorage, Alaska 99504.

Sincerely,



Theresa Britton
Alaskan Village Tenant

RECEIVED
Office of Municipal Clerk

NOV 15 1991

P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED
Office of Municipal Clerk

NOV 15 1991

P.O. Box 198550
Anchorage, Alaska 99519-0550

Mayor Fink, John Wood & Assembly.
I would at this time make
it known of the trailer park
where I live. There are children
playing on piles of wood,
abandoned trailers lean-to's
which have been totally
stripped out. There are
burned out trailers also left
to be gutted. These places are
unsafe for the children here as
well as an awful eye-sore.
This past summer my eldest
son stepped on a nail attempting
to clean out some of the lots.
Management seems only
interested in collecting rent.
I for one do not enjoy living
in a trailer park which is
considered by the media as
the "worst trailer (mobile) park

in Anchorage. We are trying
to raise families & working
paying taxes. And we really
do care to have a decent
place for our children.

Alice M Smith
7800 Delmar Rd Sp 369
Anch AK 99504
338-4589

11-14-91

To: Mayor Fink and the Assemble members

I have lived in Alaskan Village Trailor court since 1983. It wasn't by choice, rents were high back then and we had to take what we could.

Our space rent is on time every month and we have never caused any problems.

I am disgusted at having to look at burned out trailers, people's yards full of garbage, wood scraps and old cars. Damaged trailers are still being brought into the court.

The trailer next door to us was pulled out awhile back. No one come back to clean up the mess that was left behind. Pieces of wood with big rusty nails sticking out and insulation was left all over the place. I called the manager quite a few times to report the mess. The court never had it cleaned up. my husband had to go clean it up out of concern of the safty of neighborhood children who were playing in the lot.

Dogs run loose getting into the garbage. Just the other day my daughter was outside playing and a big dog pulled her down.

this past summer a septic tank was overflowing in back of my trailer. the neighborhood children were playing

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NOV 15 1991

P.O. Box 190650
Anchorage, Alaska 99519-0650

a problem. Once I turned on my water and dirt came flowing out. I sometimes wonder how safe our drinking water is.

We are now ready to buy a house. I have had my trailer for sale since April. I have not been able to get one person in to look at it. As soon as they here where the trailer is located they want nothing to do with it.

I am embarrassed telling people where I live. I am very fed up with having my complaints ignored by the managment. I would appreciate any help you can give us.

Thank you for your time.

Nancy Duke
7800 DeBarr Rd. #205
Anch. AK. 99504

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NOV 15 1991

P.O. Box 196350

11-15-91

To Mayor Fink & Assembly members,

I to must write concerning the unsafe and unhealthy conditions of Alaskan Village Mobile home Park. Many mobiles have been removed leaving much debris, This is obviously an eyesore but danger lurks about. As a result of the parks negligence I believe many tenants have lost hope & pride in their own dwellings. We all know this type of atmosphere and attitude leads to crime and violence.

My concerns go on to the delays in snow removal. An ambulance or firetruck may very possibly have difficulty performing it's task. Both are stable snow goers however other vehicles stuck in the roads slow navigation to a full stop. This could cost lives.

My next issue of importance is the resale value of our homes. Potential purchasers are sickened by the conditions surrounding our homes making it almost impossible to sell at fair market value.

In closing I'll thank-you for your time and hope Mayor Fink & Assembly members can help put the park up to grade again. Years ago this park was the most desirable park in Anchorage. Not Now.

If you have the opportunity to visit us please keep in mind much is covered by snow.

Pam Holmquist
Alaskan Village Park Space 549
18

RECEIVED

JUN 15 1991

P.O. Box 10170
Anchorage, Alaska 99510

Mayor Fink and Assembly Members,

November 13, 1991

I have resided at Alaskan Village #266 since March of 1983. I have had to put up with old vacant trailers all around me and on my street, all of them are fire hazard and children have used them for play grounds endangering themselves and other people. #264 next to mine has caught fire twice in the last 4 years from kids lighting fires and smoking in them. The fire department does have the records of this. Besides being an eyesore, all these trailers and garbage are a danger to the people who reside at Alaskan Village. I also have complained to the main office of Alaskan Village over the years but nothing has been done to improve our conditions like street cleaning, snow removal, keeping grounds cleaned, and enforcing our contracts for junk vehicles and pets.

Thanks for Listening

Alaskan Village Tenant
Rick Barden
7800 Debarr #266
Anchorage, Alaska 99504
Phone 338-4027



11-13-1991

RECEIVED

JUL 16 1971

200 2-10-1970

P.O.

Chc

7/01

Dear Mr John Wood,

We as residents of Alaska Village
for your cooperation in helping to
transform a nicer place to live

There are too many eye sores
and it is unspeakable. It is
asked of where you live. I
clean up several times when I
The recent snow has helped cover
Spring reality will be back.

There are too many abandoned
and burned out house trailers that
dangerous to children. This part
moved in behind us, one with
bath unlivable.

We are expected to pay
and be tax paying good citizens a
better accommodations. Both parties
Contract to uphold too.

Please help us in this
appreciate it. Thank you

Sincerely

Charles

RECEIVED

NOV 16 1991

P.O. Box 199999

Atlanta, Georgia 30384-0999

Theresa Britton:

From Tenants of AK Village: 92%

We are sorry about your dissatisfaction of this court. And it sounds like you obviously have a personal problem.

We, who have resided here many years are quite satisfied with the present conditions.

We also understand that corrections take time. We know that and seen it.

We suggest, that you pack your things and your trailer and move to Penland park. There you can live by the communist rules.

Or best of all? Go back to your home state and straighten out your mess you left behind. Instead of trying to ruin our pleasant lives.

If you can't comprehend comprehend that we live hard enough the way it is. Try living in Mountain-View. They need your help. Not us.

Happy Tenants of AK Village

Sounds like your working toward trying to make a quick thousands by a suite with the park or the city. Amazing what a good does to your kind

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NOV 15 1991

P.O. Box 193650

To Mayor Fink and Assembly Members,

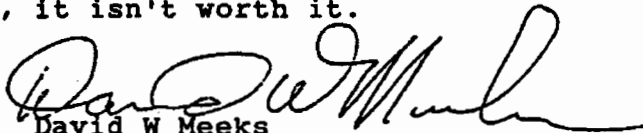
I have been a resident at Alaska Village Mobile Home Park since August 1991. To my understanding the entire court was to be cleaned up by September 1991.

This has not been done. We still have abandoned and burnt out trailers, junk cars, piles of lumber and garbage.

When people ask where I live, I in some what of a joking manner tell them I live in the Ghetto.

The space rent at this park is one of the highest in town.

For the money we are paying, it isn't worth it.



David W Meeks
P.O. Box 210904
Anchorage, Alaska 99521

11-13-91

RECEIVED
Office of Municipal Clerk

NOV 15 1991

13 Nov 91

P.O. Box 103770

1990, New York, NY 10010-3770

To Mayor Frank and Board Members:

I have lived in Alaska Village since 1982. When I moved my mobile home in, the park, at best, was not appealing but spaces were few & I had no choice. I signed the rental agreement and have abided by the rules.

Alaska Village has gone downhill then the years and now appears as a shambles.

During the summer of 1991 someone (I assume the park owner) started tearing down mobile homes near me and I

thought they were going to be moved out. They still stand and now they look worse than ever. Before the snow baths of insulation, pieces of skirting, etc. were scattered on the ground. Some of the fiberglass insulation blew into my fence yard. This is a danger to children.

There is a burned out mobile home near me that, along with the abandoned mobile homes, is not only an eyesore, but a

danger to inquisitive children.

I am ashamed of my neighborhood. I feel I am living in a slum. It is up to the Park owners to correct the problems. The space rent we pay keeps me precious little.

I would also like to know why there is no inspection of the park. A yearly inspection would, in sure, eliminate many of the problems.

I am willing and anxious to abide by the rules but I feel the park owners should do the same. Alaskan Village owners have the responsibility to provide a clean, decent and well lighted area for their renters.

Not only are we living in a very undesirable area but the chances of selling our mobile homes are slim to none with the rubble around us.

A concerned resident

Alaskan Village Sp. 281

Margaret J. Gipe

To Mayor Jack

Nov. 13, 1991

Members of the Assembly

Ramona Barnes and other concerned citizens.

In the 9 years since I've lived in Alaskan Village mobile Home Park I have seen the park deteriorate drastically. There are vandalized vacant trailers and burned out trailers - some are partially disassembled in removal and some are just taken apart piece by piece by anyone who chose take what he wants. Damage and weather have caused these places to become inhabitable and not only an eyesore but attract children who can get hurt. Much insulation has been left to blow away when shirting has been removed.

There is much accumulated trash in many spaces and too many vehicles in many spaces. The rule was 1 vehicle per space when I moved in and no unregistered vehicles were allowed. There are many junk cars in the park.

There was obvious but unproved drug activity close by my trailer. In fact one night at 12:30 am. a car was wrecked by a group of fighting, yelling, beer drinking young people. This was across the street from my bedroom window.

The rule was that in 1982 you could have 1 dog and it must be leashed or otherwise restrained. I have complied with this rule but others have totally disregarded it. Pets are allowed to roam freely in the park and some trailers have 2 or 3 dogs. Animal Control put a trap out to try and catch some of the loose dogs but someone stole the trap!!!

If the park had been enforcing the rules the episode of the child who was bitten would never have happened.

Something needs to be done to clean up this park. I don't like living in a slum area simply because no one cares about the park.

A concerned resident.

Ramona Barnes 98281

To Mayor Jack

Nov. 13, 1991

Members of the Assembly

Remona Barnes and other concerned citizens.

In the 9 years since I've lived in Alaskan Village mobile Home Park I have seen the park deteriorate drastically. There are vandalized vacant trailers and burned out trailers - some are partially disassembled or removal and some are just taken apart piece by piece by anyone who chose take what he wants. Damage & weather have caused these places to become inhabitable and not only an eyesore but attract children who can't hurt. Much insulation has been left to blow away when shirting has been removed.

There is much accumulated trash in many spaces and too many vehicles in many spaces. The rule was 2 vehicles per space when I moved in and NO unregistered vehicles were allowed. There are many JUNK cars in the park.

There was obvious but unproved drug activity close by my trailer. In fact one night at 12:30 am a car was wrecked by a group of fighting, yelling, beer drinking young people. This was across the street from my bedroom window.

The rule was that in 1982 you could have 1 dog and it must be leashed or otherwise restrained. I have complied with this rule but others have totally disregarded it. Pets are allowed to roam freely in the park and some trailers have 2 or 3 dogs. Animal Control set a trap 'run' to try and catch some of the loose dogs but someone stole the trap!!!

If the park had been enforcing the rules the episode of the child who was bitten would never have happened.

Something needs to be done to clean up this park. I don't like living in a slum area simply because no one cares about the park.

A concerned resident.

Remona Barnes, T. 92.251

Mayor Fink and Assembly Members,

I've lived in Alaska Village for 8 years. In the last couple years our trailer court has become a hazard for all who live here. I have complained to Elaine Seegars the secretary of Alaska Village several times with no response.

When I look out my window I see a stock pile of old lumber with nails sticking out, and addition of a trailer on cement blocks, and junk cars. In the lots there's old building materials and garbage. We have several abandoned trailers that are a danger to children and adults. They have caved in ceilings, broken glass, rotted out floors. Vagrants stay in them and children play in them. Insulation flies off them when ever its windy. We also have burned out trailers. Our street has no lights. My child walks to school with a flash light.

Chugach says our electrical is to old and not up to code. To trashy mobile homes were brought in and parked with no permits November 9, 1991. I have exhausted all my resources that could help, but can't.

Please Do Something

Alaska Village Tenant
Theresa Britton
7800 Debarr #272
Anchorage, Alaska 99504
Phone: 338-2978

Theresa Britton
November 13, 1991

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City of Anchorage Municipal Clerk

NOV 15 1991

P.O. Box 186050
Anchorage, Alaska 99512-0550

RECEIVED

City of Anchorage, Alaska

NOV 16 1991

P.O. Box 166650

Anchorage, Alaska 99516-6650

14 Nov 91

Dear Assembly Members and Mayor Fink,

It has been recommended that if I want Alaskan Village to be cleaned up, I should write this letter. I am not asking that management to do more than what is in the rental agreement, just to do their part. In addition to the court being a pigsty, it also possess some safety hazards. I am lucky that I live at the end of a dead end street with clean neighbors, unfortunately you have to drive thorough the rest of the trailer court to get there. The following are some of the concerns and complaints I have.

My major concern is about the burnt out and junk trailers in the court. Not only are these an eye sore, they are dangerous. The manager of the court recently allowed someone to move in two more junk trailers, one with a caved in roof. This violates the standards set by the park management itself and adds more trash.

Another concern is the trash in the area and in some of the spaces, empty and occupied. Some of the tenants are absolute slob. The rental agreement I signed states that "the tenants shall maintain their spaces in a clean and orderly manner. If they failed to do so, they have 30 days notice to vacate".

Along with trash, there is an unbelievable amount of junk vehicles in the park. The rental agreement states that "no storage of unregistered automobiles is permitted at any time". It even goes as far as to state the Anchorage Municipal Code 15.20, which gives a description of what is considered a "Junk Vehicle".

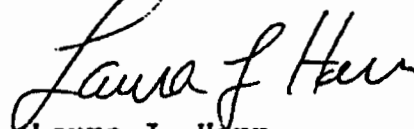
Junk Vehicles are not the only unauthorized vehicles. According to the agreement, campers, camper shells, boats, airplanes and etc. are to be stored in an area outside of the park. Tenants who own some of the above park their possessions on empty lots or in their driveway and park their vehicle on the street.

A relatively new concern of mine is the new contractor they hired for snow removal. The old contractor use to pile the snow in vacant lots. The new contractor plows it back into everybody's driveway and to the sides of the road. We all except to have some snow to remove after a grader goes by, but not a pile that is 2 to 4 feet high. This causes people to park along the side of the road, which is already made narrower by the snow left there by the plow. After a few heavy snow falls, there will be only a one lane road. This poses a safety hazard to people driving. A more important concern is the threat to the safety of children playing or walking to and from school.

I can not understand their reasoning behind allowing the

park to be such a mess and refusing to do anything about cleaning it up. Anybody wanting to buy a trailer, will not come to Alaskan Village because it is considered the slums. The park currently has to offer 6 months free rent for new tenants. The benefits of cleaning up the park far outweigh the costs. For the park itself, it would cost less to remove a burnt out trailer than give 6 months free rent. If the trailer court was clean, more people would want to move here. The major expense for the tenants would be the sweat they might work up carrying their trash to the end of their driveway every Friday.

So, above are my major concerns and complaints about the trailer court. I am not asking for more than what is stated in my rental agreement. After all, I do pay my rent. The value of my trailer goes down just because it is in the Alaskan Village Trailer Park. I would appreciate any help you would give in convincing the management of the trailer court to clean it up.



Laura J. Herr
7800 DeBarr Rd. Sp. 462
Anchorage, AK 99504

November 14, 1991

TO: Assembly Members &
Mayor Tom Fink
Anchorage, Alaska

FROM: Victoria L. Phillips
7800 Debarr Rd., Space 4A
Anchorage, Alaska 99504-1848

SUBJECT: BURNED-OUT, TRASHED, AND ABANDONED TRAILERS IN ALASKAN VILLAGE

Please enforced Anchorage's city regulations and codes requiring Alaskan Village owners to clean up the trash around our mobile home which my two young children and I reside. There are roughly 80 abandoned trailers located in this trailer park which are burned-out, completely trashed and/or are unstable structures. They are a health hazard and very dangerous to children in our area. These abandoned structures tend to become places for heavy drug users, vagabonds, and mentally ill to hang out - people that could hurt my children.

The place is sprinkled with old, junk vehicles that obviously do not work. Old, used insulation, junk lumber with nails sticking out and piles of construction trash are spread throughout Alaskan Village. With snow on them now they look like sledding hills and are very dangerous to playing children.

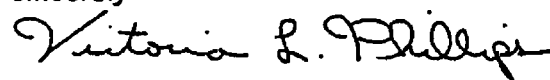
November 16, 1991 a person parked two trash-out trailers behind my place and told me he would have them in livable in ten days. He moved them during the long Veteran weekend without a moving permit. I reported this to Alaskan Village management and to the Anchorage permit office, but due to cuts in personal (Mike Woods last day is 11/15/91) it will take quite a while for them to be moved. So, now I have two unsafe mobile homes, one with the roof a third caved-in, (Woods classified one as an unlivable structure) located directly behind me.

What really angers me is I cleaned-up these back lots last summer of old car batteries, household garbage, old hot water tanks, construction trash, etc. so it would be safe for my children to play back there. I spent two weeks of my time and efforts, without monetary reward, cleaning Alaskan Village empty spaces for more trash to be moved in. I was told by management they would clean the lots up, but they never did follow through on what they said.

Please do something to clean-up and rid of the trash, garbage under the snow, and abandoned trailers in Alaskan Village. I chose to live in this trailer court, nicknamed "Little Beirut" because of management problems, so my children can attend Chester Valley Elementary School. Many of us care and want the trailer court cleaned up and kept up to city codes and regulations!

Thank-you for your time and effort regarding this matter.

Sincerely



Victoria L. Phillips
Tenant of Alaskan Village, space 4A

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Anchorage Municipal Cl.

NOV 15 1991

P.O. Box 188050
Anchorage, Alaska 99504

Save
fyj
WALDEC ENTERPRISES, INC.
6208 Staedem Drive
Anchorage, Alaska 99504
(907) 333-6025

Full Mobile Home
Municipality of Anchorage
BUILDING SAFETY DIVISION *sub*

DEC 7 1987

MAYFLOWER CIRCLE PARK
MARSWALK AUTOMOTIVE SERVICE CENTER
SCHOWENWALD CONSTRUCTION
RENTALS

7 December 1987

Mr. John Wood
Chairman of the Assembly
Greater Anchorage Area Borough
1161 Lalande Place
Anchorage 99504

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DEC 07 1987

Office of the Chief of Code
Enforcement and Abatement

Dear John,

This letter is written to hopefully assist the Ordinance Review Committee that is reviewing Title 21.70 pertaining to mobile home courts.

Title 21.15.070,080 and .090 refer to the permitting and licensing of mobile home courts. 21.50.120 also refers to the standards for mobile home parks. Chapter 21.70, in its entirety, governs mobile home parks while 21.70.030 speaks to the annual permit requirement.

It would be obvious to anyone perusing Title 21 that the mobile home courts were certainly frowned on by the authors of these regulations. Fifteen to twenty years ago there could well have been a need for inspections by the Department of Health and perhaps even Zoning because at that time we had no building permit requirements, no inspections from the electrical or mechanical inspectors in the building department when a unit was set within a mobile home court.

For several years now a building permit has been required to move a mobile home on to a space within a mobile home court. This building fee was in excess of \$100.00 per unit and required inspection of blocking, gas connections, sewer connection, electrical connections, as well as the inspection of anchors to hold the unit in place. Once a unit is in position no changes are made to anchorage, blocking, electrical, or sewer and water connections.

The operation of a mobile home court is a business like any other business and as such it certainly behooves the owner-manager to keep the court in a nice, attractive condition. Mobile home courts, and especially the larger ones, can no longer be considered junky or offensive to the neighborhood.

Mobile home court owners have no objection to being licensed by the Municipality and paying a reasonable licensing fee. We do believe that it is time to remove the onerous inspection schedules and fees.

We recognize that those courts in the Eagle River-Peters Creek area and the Girdwood area are not required to have building permits for the placement of mobile homes. However, we feel that the licensing fee should suffice to cover these courts as well.

Most sincerely,

Ira E. Walker
Ira E. Walker
CEO

cc: Mayor-elect Tom Fink

CHUGIAK COMMUNITY COUNCIL

P.O. Box 671350
Chugiak, Alaska 99567

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MAR 10 2003

**MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**

March 9, 2003

Jerry T. Weaver
Zoning Administrator
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

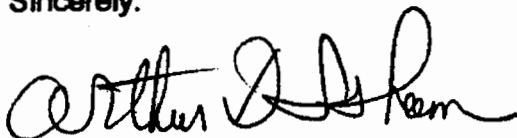
RE: Case 2003-037, Repeal of Laws Governing Mobile Home Parks

Dear Mr. Weaver:

The Chugiak Community Council, at their meeting on February 20, 2003, voted unanimously to oppose the repeal of the laws governing mobile home parks.

This opposition is based on the fact that the existing laws are the only control that the Municipality has to require landlords to maintain mobile home parks in a condition that meet a minimum standard for habitation. There are a number of mobile home parks in our community council area that these standards currently apply to, and we feel it is to the advantage of our community as a whole that these minimum standards remain in place.

Sincerely,



Arthur D. Isham
Secretary
Chugiak Community Council

Birchwood Community Council
19213 Sprucecrest
Chugiak, Alaska 99567

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MAR 27 2003

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION

March 27, 2003

Planning and Zoning Commission
Attn: Toni Jones
P.O. Box 196650
Anchorage, Alaska 99519

Dear Chairwoman Jones:

By unanimous motion, Birchwood Community Council, at its regular monthly meeting on March 12, 2003, opposes Case No. 2003-037, an ordinance amending Title 21 AMC 21.70 Mobil Home Parks.

Whereas, the above mentioned Codes are the only governing laws for all Mobile Home Parks within the Municipality, and Whereas, if this Ordinance were passed, Mobile Home Parks would no longer have to apply for annual permits or be subject to annual inspection, and Whereas, Mobile Home Parks need to be permitted and inspected for safety, and to ensure quality of life of the residents.

Birchwood Community Council

Bobbi Wells, Vice Chair
Nanette Belk, Secretary

ABBOTT LOOP COMMUNITY COUNCIL

7001 Oakwood Dr.
Anchorage, AK 99507

Phone: Wk: 562-1366
Hm: 349-1736
Fax: (907) 562-1366
email: atamagni@alaska.net

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APR 02 2008

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

Community Council votes from March 27th

2003-037 voted no -- we would like to see mobile home parks continue to go through an inspection and licensing process

2003-040 voted yes

2003-041 voted yes

2003-055 voted no unanimously. Reasons for denying this process are numerous. This process would allow duplexes in R-1 zoning. We are concerned about accessibility for fire fighting and rescues.

2003-062 voted yes

2003-066 voted yes

S10763-2 voted no unanimously. Again reasons are numerous. We feel that safety and fire fighting are serious issues for access to those narrow streets. We also feel that filling the creek bed to allow development could cause flooding upstream of the development.

Content Information

Content ID : 001091

An ordinance repealing Anchorage Municipal Code Section
Title: 21.70.030 regarding mobile home park annual permits, and
 amending AMC Section 14.60 regarding fines.

Author: weaverjt

Initiating Dept: Planning

An ordinance repealing Anchorage Municipal Code Section
Description: 21.70.030 regarding mobile home park annual permits, and
 amending AMC Section 14.60 regarding fines.

Date Prepared: 9/3/03 2:54 PM

Director Name: Donald S. Alspach

Document Number: AO 2004-1

Assembly Meeting
Date MM/DD/YY: 01/06/04

Public Hearing Date
MM/DD/YY: 02/03/04

2003 DEC 23 AM 11:50
 Planning Office

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	9/3/03 2:56 PM	Checkin	weaverjt	Public	001091
Planning_SubWorkflow	9/3/03 3:28 PM	Approve	fisonsr	Public	001091
OMB_SubWorkflow	9/12/03 3:25 PM	Approve	wiltsep	Public	001091
Legal_SubWorkflow	9/19/03 4:46 PM	Approve	fehlenrl	Public	001091
AllOrdinanceWorkflow	9/29/03 3:52 PM	Reject	leblancdc	Public	001091
AllOrdinanceWorkflow	11/10/03 2:52 PM	Checkin	weaverjt	Public	001091
AllOrdinanceWorkflow	11/10/03 2:54 PM	Reject	weaverjt	Public	001091
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AllOrdinanceWorkflow	11/10/03 2:56 PM	Checkin	weaverjt	Public	001091
AllOrdinanceWorkflow	11/10/03 2:56 PM	Reject	weaverjt	Public	001091
Planning_SubWorkflow	11/10/03 2:57 PM	Approve	weaverjt	Public	001091
AllOrdinanceWorkflow	11/12/03 9:04 AM	Reject	wiltsep	Public	001091

AllOrdinanceWorkflow	11/18/03 11:52 AM	Checkin	weaverjt	Public	001091
Planning_SubWorkflow	11/18/03 5:33 PM	Approve	nelsontp	Public	001091
OMB_SubWorkflow	12/4/03 11:01 AM	Approve	wiltsep	Public	001091
Legal_SubWorkflow	12/8/03 12:31 PM	Approve	bonessfh	Public	001091
AllOrdinanceWorkflow	12/9/03 7:52 AM	Reject	katkusja	Public	001091
AllOrdinanceWorkflow	12/9/03 11:51 AM	Checkin	weaverjt	Public	001091
AllOrdinanceWorkflow	12/10/03 10:21 AM	Reject	alspach	Public	001091
AllOrdinanceWorkflow	12/10/03 10:44 AM	Checkin	weaverjt	Public	001091
Planning_SubWorkflow	12/11/03 1:33 PM	Approve	alspach	Public	001091
OMB_SubWorkflow	12/12/03 8:17 AM	Approve	wiltsep	Public	001091
Legal_SubWorkflow	12/12/03 8:48 AM	Approve	fehlenrl	Public	001091
MuniManager_SubWorkflow	12/12/03 3:18 PM	Approve	leblancdc	Public	001091
MuniMgrCoord_SubWorkflow	12/23/03 10:52 AM	Approve	katkusja	Public	001091

CONSENT AGENDA – INTRODUCTION