

Borough Answers to Aulbach Questions (prepared by Community & Economic Development Director Cabrera)

Will the new lots be sold as raw muskeg parcels and whoever buys them will be responsible for bringing in sewer, water and electrical?

To subdivide the property into legal lots, the applicant must follow the borough's subdivision code. The code spells out the requirements for any major subdivision. Generally, the borough will require public road, water, sewer, and electrical improvements be extended to each lot. Once the improvements are accepted by the Public Works and Utility Dept., the developer can propose a final plat for approval. Once the final plat is approved, the developer may sell the lots.

Will the lots be dug to hardpan before water and sewer are brought in?

The municipal code is silent as to whether a private lot needs to be dug down to hard pan.

Will the trailers be required to have foundations that go to hardpan or will it be okay to fill the lot with rock on top of road building cloth and then use cribbing to set the trailers on?

I think each manufacturer has different standards for installation. The owner is required to obtain a building permit so the building official can ensure the installation is being done according to the standards.

For mobile/manufactured homes in the Single-Family Mobile Home District, all buildings must be placed on a permanent foundation. A permanent foundation consists of a driven piling or concrete.

Will skirting be required?

Yes, all mobile homes/manufactured homes must be placed on a permanent foundation and skirted.

Will carports and entryways be permitted once the trailers are set?

Carports and entryways will be permitted and conform with the local building code (IRC). Generally, carports and decks are designed to be stand-alone, so they do not rely on the manufactured home for structural integrity.

Is there an H.O.A. or some sort of Covenants that the owners must follow?

An HOA or covenant is generally placed on a subdivision by the developer. However, the Planning Commission could require an HOA or covenant as a condition of approval of the subdivision. The Assembly could also place some covenants or limitations as a condition of the sale of the property and the zoning (in certain cases).

If a person buys a lot and sets up a trailer on it and then rents out that trailer, is there anybody who will be keeping an eye on the property to make sure the trailers and lots are kept maintained and tidy in case the actual owner doesn't live in Petersburg?

I imagine it will be like any other property in Petersburg. The borough does not require out-of-town property owners to keep an eye on their rentals. I suppose if the Assembly wanted to add this restriction, they could include it as a condition of sale.

I have no problem with private investors wanting to try to help provide lower cost housing, but I do sympathize with neighbors who might be afraid that the area will turn into a bunch of dilapidated, falling apart trailers and lower their property values. I also think the Borough might want to look at the amount of electricity this Trailer Park might use once it is full as these trailers do not have to follow local building codes and are not insulated to the same standards as a stick-built home. This will add a larger load to the electrical grid, especially in the winter.

HUD has 4 zones, but Alaska is not in any of the zones currently. They are still working on the minimum standards. Zone 3 would be the closest and its requirements are R38 ceiling, R21 walls, and R30 floor.

The borough's building code requires:

- Ceiling: R-49 minimum required
- Walls: R-30 or $20 + 5ci$ or $13 + 10ci$ or $0 + 20ci$
- Floor: R-38 minimum required

While these are not to the same standard as a new stick-built home, they will be better insulated than many existing homes.