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October 12, 2023

Petersburg Assembly

Good afternoon Assembly Members,

I was forwarded a letter that was sent to you by Gary Aulbach and wanted a chance to answer the questions he posed to you and the community who will also be reading his letter .

As previously mentioned MANY times. We own a trailer park. We have no intention of owning a second trailer park we have space should anyone need to bring an older home into our park.

We are trying to provide affordable lots, close to town that people can afford to build a home on. Whether it be a stick built home or a new manufactured home will hopefully be up to them. The minimum lot size for this zoning is 7,500 square feet. Just shy of 1,000 square feet less than the lot Gary owns a home on. As we move forward with platting these lots they will most likely grow in size once everything is configured.

Will the new lots be sold as raw muskeg parcels and whoever buys them will be responsible for bringing in sewer, water and electrical? - *A road and utilities will be run to all property lines. The property owner will be responsible for running utilities from the road to their home.*

Will the lots be dug to hardpan before water and sewer are brought in? – *Just as on any lot, it is the home owners responsibility to decide whether digging to hardpan or driving piling is the right option for their project.*

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? – *We are not bringing in trailers or is anyone else. A manufactured home or stick built are the only dwellings allowed on these lots. Just as mentioned previously the home owner will decide what type of permanent foundation they will want.*

Will skirting be required? – *Skirting is required by code*

Will carports and entryways be permitted once the trailers are set? – *Carports and outbuildings are allowed per SFMH Zoning*

Is there an H.O.A. or some sort of Covenants that the owners must follow? – *The only covenant is that all manufactured homes must be new and meet current HUD standards.*

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? – *No one polices any rentals in Petersburg.*

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. – Any home built on these lots will have to meet minimum building code requirements. If a person chooses to put a manufactured home on their lot instead of building a home, the manufacturer we use will only send a home that meets current Snow load, wind zone and insulation requirements per our local building code. I suggest a short pursual through Chapter 19.28 - SFMH DISTRICT, SINGLE-FAMILY MOBILE HOME

The electrical question is quite a moot point. These homes are built to higher energy standards than most homes in Petersburg. If our power grid cannot handle a handful of manufactured homes and new homes Karl surely would have mentioned it.

Thank you for your consideration and I hope I have the opportunity to answer other questions as they arise.

Regards,

Sigmund K and Ambre R Burrell
Skylark Park LLC