

CODE ORDINANCE

Sponsored by: Assemblymember Nowers

Introduced:

Public Hearing:

Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 24-096**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.73 TO CLARIFY THAT MOBILE HOME PARKS ARE NOT PERMITTED IN THE MATANUSKA-SUSITNA BOROUGH.

WHEREAS, the intent and rationale of this ordinance is found in the accompanying Information Memorandum No. 24-176.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Amendment of section. MSB 17.73.055 is hereby enacted to read:

MSB 17.73.055 MOBILE HOME PARKS PROHIBITED.

(A) in accordance with the substandard dwelling density limits of MSB 17.73.040(B)(2), mobile home parks are prohibited.

(B) mobile home parks in existence as of the date of the adoption of this section are allowed to continue if they:

(1) were permitted under former MSB 17.48 before August 6, 2024; or

(2) receive legal nonconforming status under MSB 17.80 by on or before June 30, 2025.

Section 3. Amendment of section. MSB 17.73.250(A) is hereby amended to read:

"Substandard dwelling" means:

(1) a mobile home or travel trailer used, or intended for use for human habitation for more than 30 days regardless of whether or not it has:

(a) footings, pilings, or permanent foundations; or

(b) water plumbed to run within the dwelling; or

(c) met the standards of the Alaska State Department of Environmental Conservation waste water and septic systems; and

(2) any other structure used for human habitation, including a structure mounted on skids or wheels, which lacks one or more of the following:

(a) footings, pilings, or permanent foundations; or

(b) water plumbed to run within the dwelling; or

(c) meets the standards of the Alaska State Department of Environmental Conservation waste water and septic systems.

Section 4. Amendment of section. MSB 17.73.250 (A) is hereby amended to add new definitions to read:

"Mobile home" means a detached single-family dwelling designed for long-term human habitation and having complete living facilities; capable of being transported to a location of use on its own chassis and wheels; identified by a model number and serial number by its manufacturer, and designed primarily for placement

on a nonpermanent foundation.

"Mobile home parks" means any parcel, tract or lot or portion thereof where more than two mobile homes or travel trailers is leased, rented, or held for rent for occupancy, but not including automobile or trailer sales lots on which unoccupied mobile homes are parked for inspection and sale or camper parks in which travel trailers are permitted for temporary occupancy of less than 30 days.

"Travel trailers" means a motor vehicle or portable vehicular structure capable of being towed on the highways by a motor vehicle designed or intended for casual or short-term human occupancy for travel, recreational or vacation uses, identified by a model number, serial number or vehicle registration number, equipped with limited water storage and other self-contained living facilities.

Section 5. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2024.

EDNA DeVRIES, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)