

Ted Pettyjohn
Prairie Acres LLC
2348 Carter Drive
Rapid City, SD 57702
605-343-2456

Brad Solon
Growth Management Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701-5035

Dear Brad,

Following are comments I wish to submit after our meeting on the proposed mobile home park ordinances. Please forward these to the Legal and Finance Committee for consideration of the proposed ordinance on August 11.

Re. 17.50.110, A.2

Proposed ordinance calls for height restriction of one story or 15 feet. I believe it would be more fair and consistent if the height restrictions were consistent with MDR zoning in the city. Manufactured housing is improving in construction and design and size. It is easy to envision mobile homes taller than this in the near future. It would also be difficult to conform to this restriction with maintenance, storage and other support structures in a mobile home park.

Re. 17.50.110, A.4

Proposed ordinance calls for one guest parking space for every four homes. Previous ordinance allowed for guest parking to be provided on the street as long as it met a width minimum. Once again, this change would be more fair and consistent with MDR zoning. Certainly, most residential neighborhood zoning allows visitors to park on the street.

Re. 15.48.080 Clearances

As presently written and enforced, any mobile home presently in place and not meeting the minimum clearances is grandfathered, and allowed to remain in place and occupied. The problem is that mobile homes are, well, mobile, and not designed to last as long as stick built homes. The day will come when that home should be removed and replaced.

However, the mobile home cannot be replaced with another home until the minimum clearances are achieved. Usually the only way to achieve this is to combine that lot with the adjacent lot, eliminating a very expensive mobile home lot and source of revenue from the park owner. In practice what happens is that the home likely never leaves the lot, preventing the upgrading in appearance and safety of the park. The park is condemned to be populated with ever older homes on these lots.

I understand the safety concern regarding minimum clearances between mobile homes and other structures. But given the current restrictions, neither the city nor the park owners nor the tenants win. Aging mobile homes occupied beyond their expected life cycle are in no one's best interest.

A potential solution would be to allow replacement of the home with one of equal or smaller size, perhaps with the requirement that fire resistant materials be used in its construction.

Regards,

Ted Pettyjohn

Mobile Home Ordinances
Comment Form

Name LARRY A. NELSON
 Address/City/State/Zip 1018 CLARK ST.
 Contact Phone 605-341-5550
 Mobile Home Park RICHLAND MOBIL HOME PARK

WE HAVE NO OBJECTIONS TO ~~THE~~ ALL
THE NEW ORDINANCE # 5612 15,48,010 TO 15,48,270
EXCEPT 15,48,020 AND ONLY THE 200.00
PER PARK AND 5.00 PER LOT ANNUAL FEE

WE FEEL THAT WE PAY OUR FAIR AMOUNT
OF PROPERTY TAXES AND DO ALL OF THE
MAINTENANCES OF PROPERTY

1. STREET MAINTENANCE
2. PLOWING SNOW - SWEEPING
3. MAINTAIN ALL WATER - SEWER LINES
4. PAY ONE BILL TO WATER - SEWER DEPT
5. PAY PRIVATE GARBAGE COMPANY

WOULD HOPE THAT YOU WOULD SEE FIT
TO ADJUST TO A LOWER FEE FOR THE BETTERMENT
OF OUR TENANTS

Thank you
Larry Nelson

Please return completed form to:

Brad Solon, Building Official
 Rapid City Growth Management Department
 300 Sixth Street
 Rapid City SD 57701

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AUG - 6 2010

Rapid City Growth
 Management Department

Mitchell Sharlene

From: websiteforms@rcgov.org
Sent: Friday, August 06, 2010 11:30 AM
To: gmweb; Solon Brad; Schad Mike
Subject: Form Submitted from City of Rapid City Website - Mobile Home Park Ordinance Comment Form

The Mobile Home Park Ordinance Comment Form was submitted from the City of Rapid City website. Here are the responses given.

Comments: Jeff Seidel at Countryside Property magmt: It is our concern that the setback rule change will greatly affect our ability to update homes that we have. Our request is to allow existing parks to continue as they are setup and as they were planned at time of conception. Understand that we are working with the growth management team and the fire department to improve conditions however enforcing these setbacks on the parks is a primary reconsideration.

Contact Information: Jeff Seidel 391-6977

Elkins Marcia

From: Steve Colgan [stevec@nwemanagement.com]
Sent: Wednesday, August 04, 2010 10:11 AM
To: Elkins Marcia
Subject: Question on mobile home parks

Marcia,

I am a bit confused about our discussion last night about guest parking. Right now we are grandfathered as far as the existing park. What happens if we apply for an expansion for more sites? Are we obligated to provide the guest parking just for the expanded area or do we have to provide more parking within the existing park? It seems to me that when we added 22 lots about six year ago that we only had to provide guest parking for the additional lots.

With regard to the fee structure, I don't know what is fair to both the City and the owners, but we sure don't want our fee to triple. We are in favor of the proposal to charge fees to individual parks that don't comply with inspection requirements and perhaps a small adjustment to the existing fee structure (perhaps \$2.00 per lot instead of \$1.50).

Thanks.

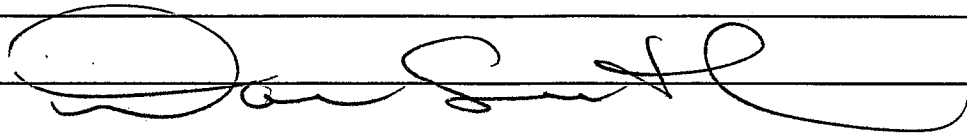
Steve Colgan
Licensed Property Manger
NWE Management Company
PO Box 2624, 314 Founders Park Drive
Rapid City, SD 57709
Licensed in South Dakota
605-718-7025

Mobile Home Ordinances
Comment Form

Name Don Smith / Smith Land Corp
Address/City/State/Zip P.O. Box 486 Pierre, S.D.
Contact Phone 605-222-0770 or

Mobile Home Park Jeff ~~Jurgensen~~ Jurgensen 222-2118 mgr

We own the Kennedy Ct + Terra Ct
our new mgr lives in our house on Orchard st
one block southwest Ct -



Please return completed form to:

Brad Solon, Building Official
Rapid City Growth Management Department
300 Sixth Street
Rapid City SD 57701

AUG 11 2010

Mobile Home Ordinances
Comment FormRapid City Growth
Management Department

Name Carolyn Hieb
 Address/City/State/Zip 1279 Pennington St. 57703
 Contact Phone 1-605-209-0379

Mobile Home Park Homestead St.

^{proposed}
 All the fee's will be a burden to us. We are paying high taxes already, and utilities, we have older and limited income tenants who complain that they can't afford substantial rate increases. We would have to take a loss on our income that would make it unprofitable to operate and create a lot of hassle for us as an elderly couple. We have tried to keep our mobile home park presentable and free of debris, but below us on the south there is a major mess which belongs to a dirt contractor that also uses it as a junk yard. Why do we have to comply to all these regulations when they are allowed to have a dump next to us? I feel these regulations are

excessive and the City provides no amenities that we don't have to pay for.

Please return completed form to:

Brad Solon, Building Official
 Rapid City Growth Management Department
 300 Sixth Street
 Rapid City SD 57701

the small mobile home courts operate under different circumstances in many ways than larger ones and take in less revenue therefore it is inequitable to charge the same amounts for a license and other fee's.

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AUG 11 2010



Countryside Property Management, Inc.

27 Signal Drive • Rapid City, SD 57701 • (605) 343-6333 (telephone) • (605) 343-6334 (facsimile)

Rapid City Growth
Management Department

15.48.20 License

Fee increase, since fees have not been adjusted in years, it is expected. However, a less drastic increase over a period of time should be considered.

Last sentence of code: "consideration will be given to existing compliance issues". We can find numerous issues that have accumulated over 50 years of operation.

15.48.80 Clearances

New codes not apply to aged existing parks

New clearances for new parks with new and better standards

All clearances existing and from old be allowed, however in any given case it is our best interest to correct issues on a one on one basis. I.e. If a home is 2 foot too close to a neighbor's lot line, we would adjust a new home in to correct. At the same time if we are at a property lines edge to public street right of way and are suppose to have a 5 foot set back. To reduce the footage of a home that much, would make that lot an unsellable product.

- Also note our new homes will be equipped with a fire suppression system. This in itself would transform setback issues.

15.48.170 Drainage

Some of these old parks were designed quite poorly and it is in our plans to address drainage issues. Our present concern is that the entrance to Countryside Estates on St. Patrick Street was built with a improper curb and gutter system and the street empties into the park.

15.48.230 Legal non conforming

When a old home is removed, what we are looking at is where does the front of the house rest, our setbacks on sides are minimum 15' and the rear is 10' minimum.

In 17.38.040 point E it states "That the lot shall abut on a public street for a distance of not less than 25 foot". Most of our homes are set at the lot line +/- . This is why setbacks are such a driving force as to the direction being taken.

* Please take this into consideration as decisions and the process is moved forward.

Jeff Seidel

391-6977

From: Jeff Seidel [mailto:jeff.seidel@hotmail.com]
Sent: Thursday, October 21, 2010 12:38 PM
To: Elkins Marcia; aaakers@hotmail.com
Subject:

Marcia

Sorry for sending this to you. My main concern for this and I'm not speaking for the Akers however it is of there concern that these codes are dealt with properly and fairly. As has been stated new codes for new developments is easily digestible since everything can be developed to fit the codes. Adopting codes to try and fit an existing facility park into modern ideals is less palatable. As any existing park owner will express, it's not a matter of not wanting to be cooperative or even try and fit into the new model, it's what can be feasibly done without losing income.

To alter the footprint of parks at this time to decrease any lot size would ultimately cost a loss of 20% or greater to each park that is owned by the Akers. However as we have shown the different ideas to which we can adjust home sizes and shapes to try and fit The new ideas is really the only alternative besides maintaining the 50 year old homes that are there presently. As the 5 year plan demonstrates, that the city had completed, the life expectancy of a mobile home is 40 years and most of what we have, has exceeded that by numerous years. By repairing these homes, does not change the fact that the issues equated with old homes will still exist. The only way to move forward is to simply move forward without trying to jeopardize parks at present.

Leave existing parks as is as long as they are safe, making due changes in order to be safe. To me this is not a complicated issue and should not be addressed as one, it seems that as this has gone on the waters are getting increasingly muddied up. Lets keep this simple and look at each individual park and address gross safety hazards or pending ones, and work out the solution. Thus allowing updates, modernization, improvements to standard of living, however you want to put it, the city, tenant and owner will all be satisfied.

Sincerely
Jeff Seidel

100A004

From: Jeff Seidel [mailto:jeff.seidel@hotmail.com]
Sent: Friday, November 05, 2010 2:43 PM
To: gmweb; emilie.rusche@rapidcityjournal.com; aaakers@hotmail.com
Subject: wed meeting

To whom it may concern:

In regards to 15.48.080 sub B. This section albeit one that does give some latitude to future codes, it still is much too vague and apt to be interpreted much too easily in a manner not conducive to operation of any of the properties. What is needed, in my humble opinion, is to now take each park as a separate entity, take into consideration its property lines and how each lot has been laid out for the past 50 years. Then try and utilize the lot as much as possible and yet try to conform to existing, future and park needed attempts to improve. By not addressing each park now and giving an allotted time to update, as everyone involved desires, it will hamper development for the future. As has been stated in the past the properties that I refer to cannot afford to lose 25' feet on each side adjacent to public streets and still maintain a level of saleability. By taking preemptive action now it gives all an opportunity to create a development together that would not only be better than what exists but also for future plans of development throughout the city.

thank you for your consideration and hard work through this process and please contact me with any concerns or questions that may arise.

Sincerely
Jeff Seidel