

## BEACH ZONING BOARD PROCEEDINGS

A meeting of the Beach Zoning Board was called to order by Chairperson Al Begger on June 20, 2011 at 8:00 a.m. Present when the meeting was called to order was Zoning Board Members Tony Wanner, Tama Smith, Tom Marman, City Auditor Kimberly Nunberg, guests GV Tax Director Henry Gerving, City Council Tim Marman and Dean Dovolis.

Nunberg read minutes from the meeting held on April 26, 2011. Wanner moved to approve the minutes as read, second by Smith. Motion carried unanimously.

Nunberg mentioned the City Council approved compensating the Zoning Board members \$100 per month for attending Zoning Board meetings. There was discussion on updating the Zoning Ordinance definitions of Double-wide Mobile Home, Mobile Home, Modular Home, adding the definition of Mobile Home Skirting and updating installation requirements of a Mobile Home. Marman moved to submit the following recommendations to the City Council for their approval, second by Wanner. Motion carried unanimously.

### **Double-wide Mobile Home (change to Manufactured Home)**

A factory built structure which is to be used as a place for human habitation, which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than to a permanent site; does not have permanently attached to its body or frame any wheels or axles; bears a label certifying that it was built in compliance with the National Manufactured Home Construction and Safety Standards promulgated by the US Department of Housing and Urban Development; and which complies with the following architectural and aesthetic standards:

- (a) The home shall have at least 960 square feet of floor area;
- (b) The home shall have an exterior width of at least 24 feet and length of 40 feet;
- (c) The roof shall be pitched with a minimum pitch of 4:1.
- (d) The exterior material shall be or have the appearance of being wood siding or masonry, but shall not be sheet siding with a vertical orientation;
- (e) The home shall have a non-reflective roof material which is or simulates asphalt or wood shingles, tile, or rock;
- (f) Permanent utility connections shall be installed in accordance with local regulations;
- (g) The home shall have all wheels, axles, transporting lights, and towing apparatus removed; and
- (h) The home shall be installed upon a permanent foundation that is constructed and built in accordance with local regulations.

**Mobile Home** – A mobile structure manufactured upon a chassis or an undercarriage which is an integral part of the structure and which is transported to the site on wheels: comes fully equipped with flush toilet, tub or shower and kitchen facilities; is ready for immediate occupancy upon its arrival to the site and its connection with utilities; and is designed for long-term use as a single-family residence without permanent foundation.

**Mobile Home Skirting** – Skirting is required and shall be constructed of brick, stone, finished metal, or other acceptable materials approved by the zoning administrator. The skirting shall be

in place within thirty days of placement of the mobile home on the lot. The tongue and axle of the mobile home shall be removed if not covered by the skirting. Mobile homes having perimeter foundations shall not be required to have the above types of skirting. These requirements shall be fulfilled before a certificate of occupancy is issued.

**Modular Home** - A structure, transportable in one or more sections, having an exterior width of at least 24 feet and length of 40 feet and which is not constructed on a metal chassis and designed to be used as a dwelling with a permanent foundation when connected to the required utilities, and includes plumbing, heating, air-conditioning and electrical systems contained therein, and complies with standards established under Title 42 USCS, Section 5401 et seq.

**Installation Requirements for Mobile Homes.** No mobile home shall be permitted to be placed or occupied in any mobile home subdivision unless the same is constructed in concurrence with the requirements of the Mobile Home Construction and Safety Standards as set forth by the Federal Register and amendments thereof, which standards are adopted and made a part of this title and a copy thereof is on file in the office of the city auditor. All construction outside of the pre-constructed mobile home and the connections to the public utilities shall conform with the building regulations of the city. Construction of foundations--contiguous, perimeter or pier--shall be based on the type of mobile home and shall be according to the specifications contained within the Guidelines for Manufactured Housing Installations as amended and adopted by the city as part of its building code and regulations.

There was discussion of expanding the city boundaries one mile from the current city limits to regulate development in the area. Nunberg will consult with legal counsel on the process for extending boundaries of the city. Dean Dolvolis, DJR Architecture, Inc. shared comments on oil impact in surrounding cities. Building Permits issued since the last meeting were reviewed.

Wanner moved to adjourn, second by Marman. Motion carried unanimously. Meeting adjourned at 9:30 a.m.

ATTEST:

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Al Begger, Chairperson

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Kimberly Nunberg, City Auditor