



Town of Alpine Planning & Zoning Commission Minutes

DATE: May 12, 2009

PLACE: Alpine Town Hall • 250 River Circle

TIME: 7:00 p.m.

TYPE: Regular

Attendance: P&Z Members Present: Pat Marolf, Kennis Lutz, Joshua Floyd & Melisa Wilson; Absent & Excused: Carla Stone.
Others in attendance: see attached sheet.

1 - CALL TO ORDER at 7:05pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Lincoln County Library: 3 Alpine West; 243 River Circle-Fence Permit, F-01-09, needs approval.** Commission reviewed the packet. Joshua Floyd made the suggestion to assure the posts for the fence were treated to help prevent rot. **Joshua Floyd made a motion to approve the permit; Kennis Lutz seconded it: Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **TAP Enterprises: 91 Hwy 89-Temporary Sign Permit, S-04-09, needs reviewed.** Tool Show took place May 11-12, 2009. Terra Miller wanted to make sure the Commission had a chance to review the packet even though the Tool Show was over. The Commission Members had seen no problems with the signs during the event.
- **Josh Floyd: 308 Lakeview Estates B; 185 Stoor Drive-has a question on whether or not he will need a variance for his property.** Currently his home sets back 21 feet from his front property line. After current discussions concerning the LUDC, setbacks for his property improvements would need to be at 25 feet. He would like to add a mud room off of the side of his home. However he would like to make it in line with the front of the house causing him to be within the currently required setback. Also he is looking to rebuild the deck in its current footprint. Kennis Lutz is still concerned with the R1 setback restriction and wants to discuss it further at the next LUDC Workshop. It was decided he would need a variance for his mud room addition, to be placed in line with the front of his house, if the R1 setbacks remained the same. The deck remodel would not, due to the fact he is repairing what is currently there.

4 - UNFINISHED/ONGOING BUSINESS:

- **Active Building Permits & Non Compliance Issues: see handouts.** Susan Coert-Jody was able to go over and do a final inspection. The plans that were approved by the Commission were not reflected in what was built. There are missing footings and the railings and steps are not up to code. After several discussions it was decided her contractor would submit new plans for review. Jody would then go back out and do a re-inspection after completion of the new/fixed deck. She will be charged for a new plan review and re-inspection. Monte & Julie Davis-Mrs. Davis called a while back and asked if she needed a fence permit. Terra Miller was informed they were replacing an existing fence in the same fashion. Their neighbor stopped by the office yesterday and said that they were actually replacing an existing post and rail fence with a privacy fence. The neighbor is concerned the fence is on the property line and not within the property as the code requires. At this time it was decided since there is a placement dispute and they are changing the type of fence they will need to obtain a fence permit. Kennis Lutz volunteered to talk with Mr. Davis to explain the situation and advise him a permit will be required. Troy Johnson-a portable garage/car port has been placed on his property. Kennis Lutz mentioned he is using it as a selling tool for his business. It was decided, since it was moveable, a permit is not required. Permits are required for sheds with permanent foundations regardless of dimensions. Robert & Victoria Pelletier-According to the property abandonment ordinance, as long as the property is "sheltered" it is allowed. Mr. Pelletier is under the impression, covering it with a tarp is sufficient. James disagrees. Mr. Pelletier is taking the matter to his attorney. Rocky Mountain Rogue-According to Josh's review he could understand where the confusion is with the two signs. The bank's sign pops up quickly but is not repetitive. The Bull Moose's sign is repetitive. Terra Miller suggested a letter be sent to all businesses with electronic signs to remind them of the no flashing rule. The Commission agreed. Jake Hanson-Pat Marolf noticed there was remodeling being done. He suggested a letter of inquiry was sent. Michael Collins-Unfortunately, his property recently had a fire. It was suggested a letter be sent reminding him of the building permit requirements since there was remodeling being done before the fire without a permit. Ernie Scott-there is a discussion with allowing Ernie to use the tin off of the Civic Center. There are a couple of interested parties wanting the tin; whether or not it should be sold; and Vicki also volunteered to purchase it and then donate it to Ernie. The discussion is ongoing at this point.

5 - P&Z MINUTES: April 28, 2009 need motion to approve. Joshua Floyd made a motion to approve the minutes; Melisa Wilson seconded it: Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.

6 - COUNCIL MINUTES DISTRIBUTED:

• P&Z ATTENDING COUNCIL MEETINGS:

1) May 19, 2009-Josh Floyd

2) June 2, 2009-needs assigned

7 - ADJOURN MEETING- Need Motion. Kennis Lutz made a motion to adjourn the meeting at 7:45pm; Joshua Floyd seconded it: Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.

8 - Items given to P&Z during tonight's meeting:

- Active Permits Worksheet
- Non-Compliance Worksheet

9 -Items mailed to P&Z before meeting:

- none

Pat Marolf
Pat Marolf, Chairman

5-26-09
Date

Attest
Terra Miller
Terra Miller, Secretary

5-26-09
Date