



**Town of Alpine**  
**Board of Adjustments/Planning & Zoning Commission**  
**Minutes**

DATE: June 9, 2009

PLACE: Alpine Town Hall • 250 River Circle

TIME: 7:00 p.m.

TYPE: Regular

Attendance: P&Z Members Present: Pat Marolf, Joshua Floyd & Melisa Wilson. Others in attendance: see attached sheet.

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**Board of Adjustments:**

1 - CALL TO ORDER at 7:06pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ UNFINISHED BUSINESS:

- **Town of Alpine-Emergency Management: Grid; 80 Hwy 89-Variance Request on height, off-premises, and non-shielded lighting.** The Commission reviewed the information presented by Chief Phillips that was requested from the last meeting. Ben Taylor mentioned his snow blower might cause damage to the sign if it was much lower than the post currently was set at. There was some concern amongst the Commission on setting different standards for the Town verses individuals within the community. However, they all agreed the sign was advantageous for the health, safety and welfare of the community. Public Comment was taken. There were several people present in support of the sign along with the variance items. **Joshua Floyd made a motion to approve the variance request for a height of 19 feet, allowing the sign to be off premises, the sign to be 30 square feet, the lighting as indicated in the permit and sign permit S-03-09; Melisa Wilson seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 0-Absent.**

4 - ADJOURN MEETING- Need Motion. **Joshua Floyd made a motion to adjourn the Board of Adjustments; Melisa Wilson seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 0-Absent.**

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**Regular Planning & Zoning Commission Meeting:**

1 - CALL TO ORDER all members still present from Board of Adjustments meeting.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Moss, Robert: 837 Lakeview Estates A; 729 Pinecrest Circle-Deck Permit, D-03-09, needs approval.** Jody Tibbitts stated he had reviewed the application. He had spoken with the contractor to enlarge the Sona Tubes for the footing. The change was noted on the plans. Jody had no further objections. Joshua Floyd asked if it was only a rebuild or if things were being changed. John Douville, contractor, stated the deck dimensions would remain the same but he was adding a roof extension over the deck. The Commission was concerned that under the current non-compliance regulations, the setback along the corner of 10', would not allow for the enlargement of the deck by adding a roof. Public Comment was taken. It was determined since the deck was being enlarged with a roof; the permit was not allowed without a variance being approved. **Joshua Floyd made a motion to approve the deck permit contingent on the approval of a variance; Melisa Wilson seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Foppiano, Tim: 12 Grandview Esates; 634 Overlook Circle-Deck Permit, D-04-09, needs approval.** The Commission reviewed the permit packet. Jody Tibbitts stated he found no problems with the plans. Rob Wagner, representative, stated he is bringing the large triangular deck up to code and enlarging the small deck on the other side of the house. **Melisa Wilson made a motion to approve the deck permit; Joshua Floyd seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Town Of Alpine-Civic Center: 607 Lakeview Estates C; 121 Hwy 89-Commercial Remodel/Addition Permit, C-01-09, needs approval.** Jody Tibbitts had some corrections for the plans. He has spoken with Jerry Myers, architect, concerning those corrections. Jody also spoke with the Fire and Police Departments. Those suggestions and amendments have also been shared with Jerry Myers. Melisa Wilson had some questions after reviewing the plans. Jody reassured her those items were up to code. Public comment was taken all in support of the project. **Joshua Floyd made a motion to approve the building permit contingent on the corrections Jody has had with the architect; Melisa Wilson seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Child Development Center: Alpine West; Snake River Dr-Kay Gogol would like to review the plans with the Commission.** Deb Wolfley stated the project is a joint venture between the Town and the Child Development Agency. The Town will own both the ground and the building. Kay Gogol presented the project to the Commission. It is an education center established to help early child development. They have applied for grants to cover expenses. The additional school to the area will alleviate the length of time children have to spend on a bus and provide for professional jobs within the community. They have been working on the project for several years. The current plans have been developed by Myers-Anderson Architects. The will be presented at the next Commission meeting for approval.

**4 - UNFINISHED/ONGOING BUSINESS:**

- **Active Building Permits & Non Compliance Issues:** *see handouts.* Dan Boggs-a letter was received from Monte Davis concerning a fuel tank on the property, missing steps, and tree limbs hanging over onto his property. Terra Miller presented the research she had done concerning the issues in the complaint. She also discovered upon review a Certificate of Occupancy was never issued. It was agreed that a letter be sent addressing the following items: fuel tank, with a copy of the International Fire Code regulations; steps to his front door; and the certificate of occupancy. Since there is nothing in the LUDC dictating landscaping there is nothing they can do with the complaint concerning the trees. Monte Davis-Mr. Boggs no longer wants to sign the agreement concerning the fancy side of the fence facing in because of the grass and weeds that might grow in between the posts. There is now no agreement between the two property owners concerning the direction of the fence. Mr. Davis has already finished building his fence with the fancy side in. **Joshua Floyd made a motion to approve the fence permit with the fancy side facing in due to the circumstances between the neighbors and their unwillingness to seek common ground; Melisa Wilson seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 0-Absent.** Coert-was told she needs to expose the footers at the time the deck is entirely completed so Jody can do one final inspection. Since then she has sold the property. Kate Landon is the new owner. Terra will contact the new owner for an update on the deck. Michael Collins-would like to have the fire department use the remains of his house as a training tool. He has been notified he will need a demolition permit and any building permits following. He will be removed from the non-compliance list. Jake Hanson-called and stated he was doing finishing work, nothing structural. A permit is not required for these items. He will be removed from the non-compliance list. Jackson Hole Real Estate & Associates-has changed their name. They were in the process of changing the sign when the Town received a phone call from an ex-employee stating they were putting up a new sign and the sign height and location were out of compliance. Terra presented her research on the property. After reviewing the information the Commission agreed a letter be sent requiring them, with the new sign permit, to lower the sign to 15 feet as approved in the earlier permit. If they would like to keep the posts at the higher height they need to apply for a variance. Robert Pelletier-Chief Phillips has spoken with Mr. Pelletier concerning the complaints received. There are some items in question that aren't required to be removed under the Town Ordinance. The other items have been removed. He also suggested to Mr. Pelletier to move the items off of the property line and move them along the back fence. If he is concerned people will drive on his property he may put up a fence. However we cannot make him do either. It was just a suggestion to help with the complaints. Terra will send a letter to the Roger Brown; Josh will speak to the Hoffs with the determination.
- **Deb Wolfley:** *ongoing.* The Town Maintenance shop is coming along. He will have some drawings for initial review at the next meeting.
- **Open Positions**-*Discussion on filling one Out-of-Town position (term ends 12/31/10) and one In-Town position (term ends 12/31/09).* Deb Wolfley spoke to the people who were previously interested. Kathy Perks has declined. David Jenkins is willing to be reconsidered. A couple other people have shown interest to Pat Marolf and Joshua Floyd. Letters of interest are due by 5pm on June 23, 2009.

**5 - P&Z MINUTES:** *May 26, 2009 need motion to approve.* **Joshua Floyd made a motion to approve the meeting minutes; Melisa Wilson seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 0-Absent.**

**6 - COUNCIL MINUTES DISTRIBUTED:**

- **P&Z ATTENDING COUNCIL MEETINGS:**

1) June 16, 2009-*Joshua Floyd*

2) July 7, 2009-*Pat Marolf*

**7 - ADJOURN MEETING-** *Need Motion.* **Melisa Wilson made a motion to adjourn the meeting at 8:55pm; Joshua Floyd seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 0-Absent.**

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

- Active Permits Worksheet
- Non-Compliance Worksheet

**Items mailed to P&Z before meeting:**

- None

  
Pat Marolf, Chairman

6-23-09  
Date

Attest

  
Terra Miller, Secretary

6-23-09  
Date