



Town of Alpine
Planning & Zoning Commission
Minutes

DATE: July 14, 2009 PLACE: Alpine Town Hall
250 River Circle
TIME: 7:00 p.m.
TYPE: Regular

1 - CALL TO ORDER at 7:05pm

2 - ROLL CALL & ESTABLISH QUORUM by Brenda Bennett.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Apostolic Church: Lot 612 Lakeview Estates C; 173 HWY 89** – Sign Permit, S-07-09, needs approval. This sign permit has been before the board and has been put on hold until the new code passed due to height limitations. The permit for this has expired while waiting for the new codes to be passed. Mr. Neal was here on behalf of the Apostolic Church. Melisa Wilson asked if there had been any changes to the sign, and what their current zoning is. No changes have been made to the sign and the current zone is commercial. There was a question about the setback on signs, old versus new code. **Melisa Wilson made a motion to approve the sign as is with the contingency that the setbacks are correct and nothing has gotten missed with the new land use and development code also to waive the permit fee for the sign as we had to wait so long for the land use and development code. Joshua Floyd seconded. VOTE: 3 – Yes, 0 – No, 0 – Abstain, 0 – Absent. Motion carries.**
- **Jackson Hole Real Estate & Associates: Lot 613 Lakeview Estates C; 181 HWY 89** – Sign permit S-06-09, needs approval. This sign permit has been put on hold as they are seeking a variance before going forward with the permit.
- **Moss, Robert: 837 Lakeview Estates A; 729 Pinecrest Circle** – Deck Permit, D-05-09, needs approval. This project was approved by the inspector 5 weeks ago; the board needs to approve it as it deals with setbacks and new items in the land use development code. With the new land use and development code this is no longer an issue. **Joshua Floyd made the motion to approve the deck permit for Robert Moss 837 Lakeview Estates A, 729 Pinecrest Circle. Melisa Wilson seconded. VOTE: 3 – Yes, 0 – No, 0 – Abstain, 0 – Absent. Motion carries.**
- **Thomas Deming: 82 Riverview Meadows; 609 Snake River Drive** – Minor Construction Permit, MC-01-09, needs approval. Plans have been approved by Riverview Meadows Subdivision and the town inspector. The town inspector does want to be able to go to the sight after the shed is in place to give it a final approval for setbacks and a certificate of completion. If it is not in the appropriate place, it will have to be removed and placed in the proper spot. The shed has been placed in the front of the home in the driveway for now awaiting approval. The site plan shows setbacks at 10 feet, minimum setbacks for R1 residential are 15 feet from the side and 20 feet from the rear so this need to be followed, this is what the inspector will look at. **Joshua Floyd motioned to approve the minor construction permit for 82 Riverview Meadows, 609 Snake River Drive contingent upon the home owner placing the shed within the setbacks. Melisa Wilson seconded. VOTE: 3 – Yes, 0 – No, 0- Abstain, 0- Absent. Motion carries.**
- **John Hurley: 11 Grey's River Village #1; 451 Grey's River Loop**- Building Permit, R-01-09, needs approval. Fence Permit, F-03-09, needs approval. There is an issue with the septic/leach field. Inspector has looked at the house plans and has no problems with it what so ever, they did a great job on the home plans. The problem is getting the leach field and tank to fit on the property as it is now. If it can be moved, it is possible this will work. The home owner and contractor have been over to the home tonight to redo the string and staking for the leach field. They feel that this will in fact work now. After looking at the plans there is a concern in regards to the upper deck snow load. The board would like the inspector to look this over tomorrow when he looks at the septic/leach field again. Joshua Floyd made a motion to approve the building permit for John Hurley, 11 Grey's River Village #1, 451 Grey's River Loop. Mr. Hurley would like to know if there is anything else we could do if this does not work so he does not have to wait as the time frame for working is slipping away. The board agreed with him so Chairman Marolf made a call to the inspector. **Joshua Floyd made the motion to approve the building permit for John Hurley, 11 Grey's River Village #1, 451 Grey's River Loop pending the inspectors approval of the setbacks for the leach fields and the septic tank as well as his approval of the engineering for the deck on the second floor and the lower roof to be able to with stand the potential for sliding snow from the upper roof. Melisa Wilson seconded. VOTE: 3 – Yes, 0 – No, 0 – Abstain, 0 – Absent. Motion carries.**
- **Town of Alpine Maintenance Shop: Alpine West; 287 Buffalo Drive** – Commercial Building Permit, C-03-09, plans are going to have to go back before the fire marshal as things are going to be changed due to budget, so there will be nothing to discuss on this matter this evening.
- **Michael Collins: Demolition Permit, DE-01-09, needs approval.** This is the home that was basically lost to fire. He needs to

take off all the metal, demo it down then the fire department will be able to finish burning it. He has already spoken with DEQ in regards to asbestos so he has completed everything he needs to do. He will then rebuild etc. The main thing is to make sure the electricity has been shut off; the propane has been removed, so there are no hazards. **Melisa Wilson made a motion to approve the demolition permit for Michael Collins at 148 Trail Drive Road with the contingency that if there is a hole left it will either be filled in or fenced off and that all hazardous materials will be removed for safety purposes. Joshua Floyd seconded. VOTE: 3 – Yes, 0 – No, 0- Abstain, 0 – Absent. Motion carries.**

- **Complaint:** Formal Complaint against Wilderness Roofing. This is a fineable offense that should follow ordinances that can be turned over to the police department. **Joshua Floyd made a motion to draft a letter to be sent to Wilderness Roofing stating that the town wishes that they would remove said offending articles from the town property and that the town would like to see this done within 30 days. After 30 days it will be turned over to the police department to take care of. Melisa Wilson seconded. VOTE: 3 – Yes, 0 – No, 0- Abstain, 0 – Absent. Motion carries.**

4 - UNFINISHED/ONGOING BUSINESS:

- **Open Positions** – Discussion on filling one Out-of Town position. There will be another ad placed in the paper for this.
- **Active Building Permits & Non Compliance Issues:** *see handouts. Dan Boggs issue:* Mr. Boggs is removing the fuel tank, has removed the trees not just the limbs and is getting the taping done. He did put the original steps back that were inspected and approved. Ernie Scott: Board wanted to know if there was any tin on his home yet. The tin was dropped off at the home June 24, 2009.
- **Deck has been made on the corner of Lodge and Grey's River road. There is no deck permit. Letter will be sent to them to let them know of this violation.**
- **Deb Wolfley:** *nothing.*
- **Jody Tibbitts:** *nothing.*

5 - P&Z MINUTES: *June 23, 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) July 21, 2009-Pat Marolf

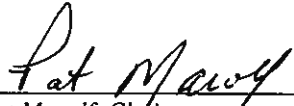
2) August 3, 2009-Joshua Floyd

7 - ADJOURN MEETING- Need Motion. **Joshua Floyd made a motion to adjourn the meeting at 8:26pm; Melisa Wilson seconded it; VOTE: 3-Yes, 0-No, 0-Abstain, 0-Absent.**

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

7-28-09
Date

Attest



Brenda Bennett, Clerk

7/28/09
Date