



## Town of Alpine Planning & Zoning Commission Minutes

DATE: December 8, 2009

PLACE: Alpine Town Hall • 250 River Circle

TIME: 7:30 p.m.

TYPE: Regular

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

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**1 - CALL TO ORDER at 7:30pm.**

**2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.**

**3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**

- **Debbie Thompson: 211 Lakeview Estates A; 794 Lodge Lane-Deck Permit, D-08-09, needs approval.** Debbie Thompson's representative was not available as he was going into surgery tomorrow. Jody Tibbitts had met with R&R Builders and answered any questions for the Commission. Jody stated the major code violations with the deck had already been addressed and fixed by R&R Builders. The one concern he did have was verifying the footer depth. At this point he could not be sure they were at the 36" as required. He also was concerned if the footers were at 36" and the house was on piers if this would cause problems as the house and deck might shift differently during freezing. The Commission understood the concern. However they want to stay consistent with the IBC/IRC regulations. Dave Jenkins suggested if an engineer would sign off on the difference if that would be acceptable. Jody didn't have a problem with that. **Dave Jenkins made a motion to approve the building permit with the contingency that a Certificate of Completion would not be issued until the footer depth could be verified and if needed signed off by an engineer; Joshua Floyd seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**

**4 - UNFINISHED/ONGOING BUSINESS:**

- **Jody Tibbitts: ongoing/Active Building Permits & Non Compliance Issues: see handouts.** Civic Center-They are plugging along. They needed to call back their workers to install the smoke draft. The sheet rocking will start tomorrow. Morning Star Baptist Church-are finishing up their lights. Terra asked if he had received the electrical plan. Jody has not received it yet. Coffee Cabin-Jody has not yet received their electrical plan either. John did tell Terra he would have it to the office after the holidays. Maintenance Shop-is on their final inspection. The state has completed their final inspection. One issue Jody did see last time was the address numbers were too small. The Town has sense stenciled on the correct size numbers. Melisa Wilson asked if the grade had been brought up to code. Jody did state the excavation contractor came back and brought it up. Dave Jenkins is concerned about the insulation. He has noticed steam coming out of the building. He is concerned of the heat loss in the building. Jody did mention to keep an eye on it because there was a lower insulation value then required. The lower value was signed off by the engineer because of the size of the joists. They didn't want to push more insulation in the spaces because they didn't want to compromise the insulation. Child Development Center-during the original inspection, scheduled for the Wednesday after the last meeting, not all of the insulation was removed. Derk also didn't know how large the holes could be in the interior walls before they had to be fixed. He stated Jerry Myers told him the holes could be as large as you wanted as long as it wasn't a bearing wall. According to the code you have to be fewer than 60% and there has to be at least 5/8" on each side. Jody came up with the solution to place Simpson Straps on each side of the studs that didn't meet this code. On the following Monday Jody did go back and the insulation was removed and the studs supports completed. He hasn't had an inspection since. Lift Station-Terra stated the last thing she heard about the Lift Station was the dimensions were too small and the size had to be increased. Dave Jenkins clarified the initial dimensions were not clarified on the height of the structure where the doors need to be located. Terra reminded the Commission someone has to attend Court on Friday concerning their citations. DaveTerra did state two citations were issued because the insulation was not removed on the Wednesday scheduled. The citations did not actually get issued to them until Monday as the Chief Philips did not see anyone there until that time. Wilderness Roofing-Jody reported on his inspection. Terra showed the Commission the rough layout she and Jody drew up. Jody's main concern about the structure was a small room located in the rear. He did not realize there was a separate room from his inspection. It was not until he was told by T.J. did he notice it. Jody was unable to go into the room. He did look into the window but didn't notice anything. This space did have a flat roof Jody was concerned about. The changes that were made to the initial structure looked like they were supported, not to code, but sufficiently. As for the structure being engineered properly he could not say. Mr. Daley did state the remodeling was completed seven years ago. Jody stated there were no signs of dilapidation. The Commission agreed to have Terra send them a letter stating all future remodeling has to have a permit issued, however at this time there will be no action taken.

- **Civic Center Replat**-Surveyor Scherbel Office has finished the simple plat for Lots 600 & 607 Lakeview Estates C. Review before sending on to Council for a resolution. The Commission reviewed the plat drawn up by Surveyor Scherbel. They saw no changes needed.
- **Open Positions:** Out-of-Town position (term ends 12/31/10) is still open. Terra Miller stated it was put in the recent newsletter. The Commission also will continue to ask around. They do believe they could get more interested individuals if it were an in-town position. It was again discussed amending this part of the LUDC so if an out-of-town person was not found an in-town person could fill the position. Terra has added it to her amendment list.
- **LUDC Review**-P&Z Members want to all understand the codes together. Review as much as possible within 45 minutes. The Commission would like to do a workshop before the meeting. It would start at 6:30pm and go until the meeting started, or approximately 45 minutes.

5 - P&Z MINUTES: November 10, 2009 need motion to approve. **Melisa Wilson made a motion to approve the minutes; Joshua Floyd seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**

6 - COUNCIL MINUTES DISTRIBUTED: November 3, 2009; November 17, 2009

• **P&Z ATTENDING COUNCIL MEETINGS:**

1) December 15, 2009-Dave Jenkins

2) January 5, 2010-Joshua Floyd

7 - ADJOURN MEETING- Need Motion. **Melisa Wilson made a motion to adjourn the meeting at 8:46pm; Joshua Floyd seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**


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

- Active Permits Worksheet
- Non-Compliance Worksheet
- Lincoln County Notice: Alpine Development Group; Revise PUD/Master Plan for Snake River Junction; Alpine Area

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


- None

**\*\*\*REMINDER: The meeting for December 22<sup>nd</sup>, 2009 has been cancelled to observe the Holiday!\*\*\***

  
 Pat Marolf, Chairman

1-12-10  
 Date

Attest

  
 Terra Miller, Secretary

1-12-10  
 Date