



Planning & Zoning Commission Minutes

DATE: March 9, 2010
TIME: 7:30 p.m.

PLACE: Alpine Town Hall • 250 River Circle
TYPE: Regular

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

1 - CALL TO ORDER at 7:33pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Mike & Lupe Hickman; 14 Forest Meadows, 525 Three Rivers Drive:** *Residential Building Permit, R1-01-10, needs approval.* Jody Tibbitts has spoken to Rob Wagner, builder, about the radon mitigation system. Rob stated he must have missed the print out of the plumbing page. He will get the Town a copy for the packet. Josh Floyd asked what he was going to use for the system. Rob stated it would be in the crawl space with a vapor barrier. The Commission all agreed the plans were in order. **Melisa Wilson made a motion to approve the Building Permit contingent on the approval of the site inspection; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**

4 - UNFINISHED/ONGOING BUSINESS:

- **Non Compliance Issues:** *see handouts. Ongoing.* Debbie Thompson-Rob Wagner, builder, dug down to verify the depth of one of the footings. It is at approximately 2 feet. He is not sure what the footings of the house are. Rob was curious what action the Commission wanted to take. He thinks in this situation there are a couple of options; bringing in more dirt, get engineer approval, or possibly putting a cloud on the title. He would like to know in this situation what the Commission would like him to do. The Commission discussed the options brought up. They agreed if the footers of the house and the deck are the same then the deck footers are okay. If they are not, then they would like them to bring in more dirt or get engineered approval. They would like to abide by the rules they have set up and feel a cloud on the title is a loop hole not a fix to solving a problem. Rob will dig down on the house footings as soon as the ground thaws. John Jennings-Terra Miller has sent him an expiration notice and an extension application.
- **Jody Tibbitts- Active Building Permits:** *see handouts. Ongoing.* CDC-Jody stated he had received an email for a final inspection for Friday at 11am. Jody asked if anyone wanted to come from the Commission to help with quality control. Dave Jenkins stated he would. Civic Center-the Civic Center's final inspection is also scheduled for Friday. Josh will be joining the inspection. The time of the inspection is still being determined by the contractor. From the last inspection there are approximately 3 code issues that needed to be addressed and 4 electrical issues for the State. If these items have been taken care of a Certificate of Occupancy can be issued because they have taken care of the safety/code issues. There are several other items on the original punch list. However they are not safety related. Jody also has not been able to inspect the mechanical room. Dave Jenkins again mentioned the need for a letter from the heating company stating it has been cleaned to manufactured specifications. The Commission agreed the letter was needed before a Certificate was issued as it is a safety issue due to the removal of the asbestos. Jody also has spoken to Troy Johnson concerning the column above the stage. Yes, the column is not square with the pre-existing wall but it has been signed off by the engineer. At this point it is more of an aesthetic issue and not a safety issue. The Commission agreed and thought there were several options to remedy the problem. John Hurley-Terra Miller stated the fence on the Hurley property has not been completed. Therefore she will not remove the item from the list.
- **Open Positions:** *Out-of-Town position (term ends 12/31/10) is still open.* Melinda ???? has expressed interest in joining the P&Z Commission. She resides in "Old Alpine". She will submit her letter of interest to the Town this week for review at the next P&Z meeting.

5 - P&Z MINUTES: February 23, 2010 need motion to approve. Melisa Wilson made a motion to approve the meeting minutes; Joshua Floyd seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.

- COUNCIL MINUTES DISTRIBUTED: February 16, 2010

• P&Z ATTENDING COUNCIL MEETINGS:

1) March 16, 2010-Pat Marolf

2) April 6, 2010-Joshua Floyd

7 - ADJOURN MEETING- *Need Motion*. Melisa Wilson made a motion to adjourn the meeting at 8:10pm; 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

Items mailed to P&Z before meeting:

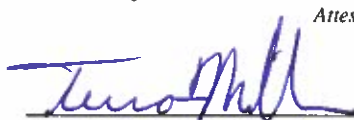
- None

8 - WORKSHOP 6:30PM-LUDC REVIEW-P&Z Members will review Sections 2-301 through 2-501.



Pat Marolf, Chairman

3-23-10
Date

Attest


Terra Miller, Secretary

3-23-10
Date