



**Town of Alpine**  
**Planning & Zoning Commission**  
**MINUTES**

DATE: June 10, 2008 PLACE: Alpine Town Hall • 250 River Circle

TIME: 7:00 p.m.

TYPE: Regular

Attendance: P&Z members present: Pat Marolf, Paula Stevens, Dave Gustafson & John Thomas. Absent & Excused: Kennis Lutz.  
Others in attendance: see attached sheet

1 - CALL TO ORDER at 7:06pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Jace Walsch: Lot 52 Three Rivers Meadows; 444 Meadows Dr-Fence Permit, F-03-08, needs approval.** Commission reviewed the packet. Jace Walsch explained his property pins in regards to Jody Tibbitts remarks. The missing pin is not on the side of his property where the fence will sit. **Pat Marolf made a motion to approve; John Thomas seconded; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **Donn Wooden: Riverview Meadows; Buffalo Stage Townhomes-Temporary Sign Permit, S-07-08, needs approval.** Billy Esperson representing. Commission reviewed packet. Dave Gustafson stated he thought the permit was not required. The topic was discussed at the last meeting. He continued that the policy of the Commission is not to go around Town policing every little thing that happens. If we go after Donn Wooden we will need to go after every realtor in Town. We are citizens of the community and there needs to be a line we all follow internally. Paula Stevens asked if Donn was asked to come in and get a permit. Mayor DeCora stated other signs in Town have been required to get permits. She is curious where the line is drawn. Dave G. stated we need to be careful not to be going around looking for every little infraction that goes on. It is different when someone outside of the Town Office/Government has a problem. The old and new regulations were reviewed to see what area the sign complies with and if a permit is required. Since the application was turned in prior to the new codes being adopted the permit falls under the old guidelines. Terra Miller stated Donn was willing to remove a portion of the sign but he would prefer not to. Billy Esperson asked if we could approve it under temporary signs and leave it as it is. Paula S. stated we have specific guidelines for realtor signs that need to be used. John Thomas asked if there was a limit to the number of signs allowed. Billy Esperson pointed out there are 20 parcels for sale that would each be allowed to have a sign. He thought it was better to have the current signs instead of 20 small ones. Dave G. stated Billy made a good point and if every property had a sign the total area of the current signs would be well within the cumulative area of the other signs. **Paula Stevens made a motion to approve the permit with the condition that no additional signage be put on the property; John Thomas seconded; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **Jennifer Karns: Lot 401/402 Riverview Meadows; 290/300 River Circle-Commercial Permit, C-02-08, needs recommendation to Town Council.** Commission reviewed packet. Jody Tibbitts had concerns with radon mitigation details missing, roof pitch is 2/12 not the 4/12 the Town requires, and a more detailed electrical plan is needed. Jennifer Karns stated the roof pitch was discussed 3 years ago and a variance was approved. She verified the current plans were similar to the application submitted in 2005 however they were tweaked to meet the 2006 IBC codes. David Stephens, contractor, thought the current regulation of 4/12 was more of an architectural restriction and there were guidelines in the current codes allowing a different pitch. Jennifer K. stated it is designed with a different pitch for drainage and snow falling to the side instead of into the parking lot. There was some confusion as to whether or not the variance was still needed because the roof pitch rule was in reference to the UBC code that the Town no longer uses. Paula Stevens suggested we speak with the Town attorney for verification. Paula S. asked if the site plan had changed. Jennifer K. stated it was the same and was in conjunction with the Association's designations. Dave G. asked about the State Fire Marshal approval process. Jennifer Karns stated after doing the State's checklist one was not required. Dave G. thought since it was a commercial building one was needed. **Paula Stevens made a motion to continue until the next meeting for time to look into the concerns brought up.**
- **Steve Chichinsky-would like to discuss the possibility of rezoning a portion of Lot 28 RVM along with a donation to the Town for a day care facility. See handout.** Was not present.

4 - UNFINISHED/ONGOING BUSINESS:

- **Active Building Permits & Non Compliance Issues: Ongoing, see handouts.**  
**Jon Kindzerski**-Dave G. stated in a conversation with Jon K. he purchased the house last year and he has done no new construction. Pat Marolf stated the owners who remodeled the garage did it for an extra area for the mother to move into. So it was still within the same family. It was when the new owners bought it that the issue of a multi family dwelling came up.

Dave G. stated he would call and talk with Jon explaining the difference. Ernie Scott-Deb Wolfley updated the Commission that the Council made a motion to continue with the abatement process. The Town attorney requested the report done by Rob Wagner be reviewed by Jody Tibbitts to see if there were any changes. Jody went to visit the Scotts and came up with some ideas as to what to do. Jody stated the additional parts of the structure are not salvageable. Jody talked with Ernie Scott about possibly doing some demolition and adding a pole barn over the trailer itself. Jody spoke with Carson King about the situation and he was more than willing to allow them to use his engineered plans for the pole barn. Jody also contacted Bill Neeb of Teton Truss, who is also willing to help with plans and supplies. Ernie Scott said he is concerned with the removal of the additions because of the storage. He is willing to go along with Jody's idea but he is unsure of what to do with the items that are being stored. Ernie mentioned the wires hanging on the outside, that Rob Wagner was concerned about, are dead. The only wires are alive go into the trailer. Dave Gustafson stated the pole barn concept may not comply with the current codes. However he would argue, under the new codes, if there is a catastrophic loss you are able to rebuild. Dave G. would interpret that into Ernie's situation. Ernie stated he was willing to go along with Jody's idea. A building application will need to be filed and an official recommendation and vote will be needed but the Commission gave Jody Tibbitts the go ahead to move forward with his idea. Matthew Hail & Andy Ujvary-a final inspection was completed but the re-inspection fee has not been paid. Commission agreed to send a letter requesting payment so that a Certificate of Occupancy can be issued. Cheeseburger Factory-a citizen came in concerned that a remodel was done without a permit. Terra Miller called Mr. Finck to see what work was done. Mr. Finck stated a counter was installed, some electric outlets were abandoned, and no plumbing was done. However when Terra visited the property, it looked like more work was done then stated. Commission agreed that Jody Tibbitts should go in and do an inspection to see if a permit was needed. Rocky Mountain Rogue-has not yet replied to the letter that was sent out requesting an update to his project. Mayor DeCora is concerned because the remodel to the bar involves his liquor license. Dave G. suggested sending another letter adding legal verbiage. Alan Downie-a dormer was installed to his property without a permit. The Commission agreed a letter needed to be mailed. Brian Simmers-when his final inspection was conducted it was discovered his plans that were submitted do not match the structure. A Certificate of Occupancy cannot be issued when the building doesn't match the plans approved. Dave G. suggested Mr. Simmers be given the option of either filling out a new building application with the appropriate plans or signing a Deed Disclosure stating the garage isn't approved by the Town. The Commission agreed the Town attorney should be contacted for legal advice.

5 - P&Z MINUTES: April 22, 2008-qorum was not present for approval; May 27, 2008-Commission did not get a chance to review.

6 - COUNCIL MINUTES DISTRIBUTED:

• P&Z ATTENDING COUNCIL MEETINGS:

1) June 17, 2008-*Paula Stevens*

2) July 1, 2008-*needs assigned*

- 7 - ADJOURN MEETING- *Need Motion*. **Paula Stevens made a motion to adjourn the meeting at 8:45pm; John Thomas seconded; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**


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

- Letter from Steve Chichinsky concerning a portion of Lot 28 RVM
- Active Permits Worksheet
- Non-Compliance Worksheet
- Lincoln County Notice: Sego Ventures LLC; Clearview Village Phase III

9 -Items mailed to P&Z before meeting:

- P&Z Meeting Minutes May 27, 2008

  
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*Dave Gustafson, Chairman*

*07/22/08*  
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*Date*

Attest

  
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*Terra Miller, Secretary*

*7/22/08*  
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*Date*