



Planning & Zoning Commission Minutes

DATE: May 11, 2010

PLACE: Alpine Town Hall • 250 River Circle

TIME: 7:30 p.m.

TYPE: Regular

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

1 - CALL TO ORDER at 7:31pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Eric & Jayna Green: 93 River View Meadows; 480 River View Drive-Fence Permit, F-02-10, needs approval.** The Commission reviewed the building packet. Jody has reviewed the packet and the property. He did note the neighbor behind them put the fence approximately 2ft within their property. Eric Green did state he was aware of this and is okay with it at this time. He also stated they are going to just continue the fence from there. They will be using the same fence panels for continuity. Josh Floyd did recommend adding additional support posts as the neighbor's fence seems to be bowing in places. Eric agreed. **Joshua Floyd made a motion to approve the building packet; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.** Terra Miller explained the steps to continue from here.
- **Jason Smith: 202 Lakeview Estates A; 778 Lodge Lane-Minor Construction Permit, MC-01-10, needs approval.** Jason Smith explained half of the house is on a concrete foundation. The other half is on piers. They will be excavating the dirt out, supporting the pier half, and then pouring a new foundation. Joshua Floyd asked for a more detailed rebar schedule. Jody has not conducted his review. They wanted to know what specifications for size of rebar was required for this specific area. Dave Jenkins asked how tall the wall will be. Jason explained they will be 6 feet. Joshua Floyd did mention they may need to get an engineer to review if Jody was not comfortable with the plans and specifying the rebar. **Dave Jenkins made a motion to approve the building packet pending Jody's review; Joshua Floyd seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.** Terra Miller explained the steps to continue from here. She did stress not to pour before Jody approves to do so.

4 - UNFINISHED/ONGOING BUSINESS:

- **Greys River Cove: 2A.2 Palis Park; 109 Greys River Road- Simple Replat, REP-01-10, needs approval.** Carla Stone brought large copies for review. Terra Miller stated she had received the report/letter from Karl Scherbel. He gave his approval. Carla stated the buyers for this section of the property will be here on Thursday. Dave Jenkins mentioned the costs went over from the initial payment. Terra stated the initial review from Karl was \$250, the certified letters were \$261, and the final review from Karl was \$135. The Commission would like to break even in the fees. Taking away the initial payment the difference is \$295. **Melisa Wilson made a motion to approve the replat pending the difference in the fees being paid (\$295); Joshua Floyd seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Active Building Permits & Non Compliance Issues: see handouts. Ongoing. Lift Station**-was issued a certificate of completion. The door was not added. Terra will remove it from the list. **John Hurley**-still owes for some re-inspections. Terra was also unaware if the shed & fence were done. Terra explained how the Certificate of Occupancy was issued before the re-inspections were paid. Terra will try and contact him. **Jim Blittersdorf**-Joshua Floyd looked at the wall and could find nothing structural about it. At this time there was no issue. Terra Miller will remove it from the list. **Monte Davis**-The definition for a deck was reviewed from the IBC. At this time the Commission will consider the argument the addition to Mr. Davis' deck will be considered a walkway and doesn't fall under the definition. As for the stairs they were existing and maintained. For safety purposes the Commission would like to have Mr. Davis add a hand rail to the walkway and stairs. A permit will not be required at this time. The block footers were brought into question. As it appears the reason the blocks were used on the walkway was to be consistent with the current deck. The Commission agreed, in an effort to bring the current deck into code, any future alterations, additions, structural repairs, etc will require a permit as the deck is non-complaint. Terra Miller will write a letter and email it to the Commission for review before sending it to Mr. Davis. **Tiphany Gayhart**-Terra was able to find a permit for the wall signage. The question is now if they are over on their permitted amount. Joshua Floyd did take a look at the building and believes the permanent signage is within the allowable amount. The temporary banners currently up would potentially put them over. The Commission discussed amending the LUDC signage for a business/office complex where they would be allowed a certain amount of wall signage and a certain size free standing/directory sign. There was also a discussion on a process to follow for a temporary banner, no fees, so the time limit could be enforced. They will discuss these items further in the LUDC workshop reviews. At this time the Alpine Business Park is within their allowable square footage for permanent signage, therefore the item will be removed from the list. **The Tavern**-Terra Miller updated them on the cease and desist order issued to the construction of the small shed on their property. The owner of the property and the owner of the shed

came into the office on Friday. Terra informed them if they continue to construct the shed in the Town of Alpine they either need to obtain a permit or a fine will be issued. The owners proposed moving it out of the Town boundaries, finishing it, and then bringing it back into the Town on wheels as a camper. Terra informed the owners the Town would have no jurisdiction outside of the Town and they would have to comply with the rules of either the County or Bureau of Reclamation. As for bringing it back into the Town on wheels as a camper Terra knew of any rules restricting this. At this time she believed they moved the structure out of Town to finish it.

- **ICC Code Book**-The ICC is offering a free copy of their International Green Construction Code. Since the ICC is offering a free copy the Commission asked Terra to order one.
- **Open Positions; Out-of-Town position (term ends 12/31/10):** Position still open. No one knows of a person interested at this time.

5 - P&Z MINUTES: April 27, 2010 need motion to approve. Joshua Floyd made a motion to approve the minutes; Melisa Wilson seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.

6 - COUNCIL MINUTES DISTRIBUTED: April 20, 2010

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

1) May 18, 2010-Joshua Floyd

2) June 1, 2010-Pat Marolf

7 - ADJOURN MEETING- Need Motion. Joshua Floyd made a motion to adjourn the meeting at 8:31pm; Melisa Wilson 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:

- Letter from the ICC received 4/27/10

8 - WORKSHOP 6:30PM-LUDC REVIEW-P&Z Members reviewed Sections 2-301 through 2-302.


Pat Marolf, Chairman

Attest

5-25-10
Date


Terra Miller, Secretary

5/25/10
Date