



## Planning & Zoning Commission Minutes

DATE: June 8, 2010

PLACE: Alpine Town Hall • 250 River Circle

TIME: 7:30 p.m.

TYPE: Regular

Attendance: P&Z Members Present: Pat Marolf, Dave Jenkins, Justin Sandner & Melisa Wilson; Joshua Floyd was absent & excused. Others in attendance: see attached sheet.

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### 1 - CALL TO ORDER at 7:29pm.

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

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

- **Welcome new P&Z Commission Member-Justin Sandner.**
- **Joe Sender; 277/278 West Loop Rd: Fence Permit, F-06-10, needs approval.** Joe Sender explained the reason he is installing a fence is to help keep the neighbor's 31 vehicles off of his property. The fence will be six feet tall made out of wire, no barbs or electrical wire. The lilac bushes are on the property line and will finish off the fence on one side. **Melisa Wilson made a motion to approve the permit; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **Michael Collins-644 Lakeview Estates C, 148 Trail Drive Rd: Building Permit, R1-02-10, needs approval.** Dave Jenkins explained to Mr. Collins there are a lot of items missing from his plans. He went over a couple of items from the "One & Two Family Dwelling Plan List" from his building application. Mr. Collins was under the impression the engineering company took care of the necessary amendments to the plans. He was given a copy of the plan list from Jody's review with the missing items checked off. He was also advised by the Commission he will need an additional set of red lined blue prints available at the job site for his inspections. Mr. Collins agreed to have the items completed. The Commission tabled the item for the next meeting.
- **Aldona Kripiene & Dana Thompson; 37 River View Meadows, 313 Snake River Dr: Fence Permit, F-05-10, & Minor Construction Permit, MC-03-10, need approval.** Mr. Thompson advised the Commission the greenhouse dimensions would be 20x10 instead of the original 17x10. Melisa Wilson verified this extension would still be outside the rear setback. The Commission advised Mr. Thompson to inform the River View Meadows Home Owner's Association of the change. **Melisa Wilson made a motion to approve both permits; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **Nathan Hamilton/Snoasis-60 Hwy 89: Minor Construction Permit, MC-02-10, needs approval.** Has received permission from Ben Taylor to place the temporary shack on his property as long as there is a lease agreement signed. Item was tabled as there was no representative present.
- **The Tavern LLC-Palis Park, 25 Hwy 89: Fence Permit, F-04-10, needs approval.** Finishing a fence from an expired permit issued in 2008. Item was tabled as there was no representative present.

### 4 - UNFINISHED/ONGOING BUSINESS:

- **Jody Tibbitts- Active Building Permits: see handouts. Ongoing. Alpine Market-**Jody explained he has had to repeat several inspections at the Market for plumbing (6 times), sheet-rocking, and framing. The plumbing finally passed the pressure test this afternoon. There was a slashed pipe causing a leak within the underground system. They did have to remove concrete as it was poured before the inspection was approved. The framing was not up to the engineered plans. The contractor stated when they uncovered the walls it was not what they thought so they used straps instead. Jody explained they needed to speak with the engineer to make sure this would be suitable before he approved the framing. The sheet-rocking nail pattern was not to code. The Commission was concerned of the cost of the re-inspections. Terra explained according to the LUDC they will be billed for all re-inspections and a certificate of occupancy/completion will not be issued until they are paid for. **Tim Foppiano-**Jody has a final inspection scheduled for tomorrow on their deck. **Expiration Notices-**Terra Miller notified the Commission she sent out expiration notices to 4 properties (Apostolic Church, Joshua Floyd, John Hurley, & Robert Moss) as their permits are to expire in July. **Tiphany Gayhart-**Terra asked if a final inspection had been completed for her sign. Jody stated he had inspected it during the time she was absent. She will make sure a certificate of completion has been issued and remove her from the list. **One & Two Family Dwelling Plan List-**the Commission would like to make sure this is handed out and explained to all applicants for new construction and remodel/additions. This is an excellent way for them to help expedite Jody's review and to make sure all the necessary items/codes are being followed. Terra explained it is and she will stress the importance of it.

- **Non Compliance Issues:** *see handouts. Ongoing.* Catherine Peet-has come into the office to submit her application and pay her fee. She was missing a few items for the packet. She is scheduled to be on the agenda for the 22<sup>nd</sup>. Mountain View Natural Food Market-it appears all of their signs are up. Terra said she would call them and if complete issue a Certificate of Completion for Pat to sign.

**5 - P&Z MINUTES:** *May 25, 2010 need motion to approve.* **Melisa Wilson made a motion to approve the minutes; Dave Jenkins seconded it; Vote: 3-Yes, 0-No, 1-Abstain, 1-Absent.**

**6 - COUNCIL MINUTES DISTRIBUTED: May 18, 2010**

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

1) June 15, 2010-*Dave Jenkins*

2) July 6, 2010-*Melisa Wilson*

**7 - ADJOURN MEETING-** *Need Motion.* **Melisa Wilson made a motion to adjourn the meeting at 8:24pm; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**

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


- Active Permits Worksheet
- Non-Compliance Worksheet
- Lincoln County Notice: Spencer & Laura Defty-Rezone & Conditional Use; Lazy B Subdivision Lot 14

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


- none

**8 - WORKSHOP 6:30PM-** *The Commission reviewed the building packets with Jody Tibbitts.*

  
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Pat Marolf, Chairman

  
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Date

  
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Terra Miller, Secretary

  
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Date