



Planning & Zoning Commission Minutes

DATE: July 27, 2010

PLACE: Alpine Town Hall • 250 River Circle

TIME: 7:30 p.m.

TYPE: Regular

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

1 - CALL TO ORDER at 7:30pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Roger Judd-618 Lakeview Estates C, 186 Short St: Fence Permit, F-08-10, needs approval.** Melisa Wilson requested a better site plan showing the entire lot instead of just the back portion. She also explained the front of the property, according to the LUDC, is the side of the property on which the driveway enters and exits. Therefore the side of the home which faces Short Street is considered the front of their property. This also means the portion of the fence beyond the front side of their primary structure on Short Street needs to be reduced to 4'. The rest of the fence can remain at 6'. Mr. Judd did explain they could not find the corner pin which separates their property from the neighboring property on Short St. The fence is not sitting on the property line so he was curious if there was something other than hiring a surveyor. Jody Tibbitts suggested, since it is not on the property line, to use the measurements off of the certified plat along with the located pins. The Commission agreed Jody's suggestion would be sufficient. **Joshua Floyd made a motion to approve the permit contingent on receiving a revised site plan, Jody's approval of the on-site inspection, and the indicated portion of the fence height reduced to 4'; Justin Sandner seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**

4 - UNFINISHED/ONGOING BUSINESS:

- **Jody Tibbitts- Active Building Permits: see handouts. Ongoing. Alpine Market**-Jody Tibbitts had been into the market on personal business when he noticed they were using their space without a Certificate of Occupancy. He spoke with the store manager and explained there were several items, particularly ADA standards, which were not up to code. Larry, the contractor, contacted Jody and scheduled a final inspection. On July 20, 2010 Jody went over to conduct the inspection and still found items not to code. Larry was given a correction list. Jody also explained he would update the Commission on the situation. It would be up to the Commission to determine if fines would be issued or if the space could be occupied. Jody stated there were several ADA requirements in the bathroom not fixed and the lights over the produce did not have the protective shield as required. The Commission reviewed the LUDC for compliance issues and how best to enforce the rules. They determined in an effort to help reduce loss for the grocery store to have James, Chief of Police, deliver a letter stating they have until August 2, 2010 to finish the correction list or a cease & desist order will be issued for the portion of the store under the remodel permit and fines may be imposed. Terra will type the letter and have James issue it in the morning. Nathan Hamilton-Jody went over and did the final inspection for the Snoasis Shack and found some electrical issues. He called Tom with the State Electrical & Fire Marshal's Office for verification on a concession stand. Tom stated he would stop by and visit with the owners to go over the State requirements. Tom provided the owners and the Town with the code violations the shack had. Since the inspection they have moved their shack to Thayne. Terra sent them a letter along with their permit asking if they would be back in Town or if the move was temporary. She has not heard back from them. Mike & Lupe Hickman- They have completed their framing inspection. Terra will update the form. Robert Moss-Jody went over to conduct his final inspection. He found a few items needing corrections; the ledger beam was not as indicated in the packet, there was a landing too low, and some railings too far apart. He was unable to verify the footers as they had been covered before inspection. Mr. Moss stated to Jody they ladies in the office told him he only had the final inspection. Terra explained there may have been some confusion as it was a deck remodel. Mr. Moss has provided engineered plans for the new ledger and correct the other items Jody had for him. The Commission determined in order to verify the footer depth he will have to dig up one footer and provide receipts for the rebar he used on the project in lieu of either hiring someone to x-ray it or to redo the footers. Terra will write a letter. SALL Enterprise-They have turned in the file number provided by the County upon filing their replat. Terra will remove them from the list.
- **Non Compliance Issues: see handouts. Ongoing. Monte Davis**-Dave was not present to report.

5 - P&Z MINUTES: July 13, 2010 need motion to approve. Melisa Wilson made a motion to approve the minutes; Joshua Floyd seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.

6 - COUNCIL MINUTES DISTRIBUTED:

- P&Z ATTENDING COUNCIL MEETINGS:
1) August 3, 2010-Dave Jenkins

7 - ADJOURN MEETING - Need Motion. Melisa Wilson made a motion to adjourn the meeting at 8:20pm; Joshua Floyd seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.

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

- Active Permits Worksheet
- Non-Compliance Worksheet

Items mailed/mailed to P&Z before meeting:

- none

8 - WORKSHOP 6:30PM-LUDC REVIEW-P&Z Members reviewed building packets.


Pat Marolf, Chairman

Attest

8-10-10
Date


Terra Miller, Secretary

8-10-10
Date