



*Town of Alpine
Planning & Zoning Commission Minutes*

DATE: February 14, 2012
TIME: 7:30 p.m.

PLACE: Town Hall
TYPE: Regular

1. CALL TO ORDER: Meeting to order at 7:37 p.m.

2. ROLL CALL & ESTABLISH QUORUM: Town Administrative Assistant Christine Wagner conducted roll call: Present: Brett Bennett, Joshua Floyd, Pat Marolf, Wendi Walton and Greg Seay. A quorum was established.

3. APPOINTMENTS/NEW BUSINESS:

- **Taylor, Beau (Representative): #40 Grid Area, 40 US Highway 89 - (MC-02-12)** – Minor Construction Permit Completion/Amendment (Coffee Cabin) – Mr. Taylor stated he would like to move forward with finishing the project, from the previous land owner. An inspection has been done, by the Town inspector, on the electrical and he is moving forward with the drywall completion, he will be having his electrician complete some of the cosmetic items; the handrail will be installed and then will be ready for a final inspection on that portion of the project. Mr. Taylor further presented his plans for the installation of a dumb waiter. Installation will take place on the outside of the building and the unit will be supported by the window well. It will be a two (2) by three (3) foot shaft, placed under the roof soffit; it comes as a unit, once installed just ready to plug in. The Commission discussed and reviewed the plans, with regards to the framing requirements and the weight on the waiter. The Commission further made some suggestions to the applicant, as far as attaching to the building. Mr. Seay commented on the load requirements and stated he did not want to throw up a bunch of red flag requirements. Installation of a concrete pad will not work for the frost line. Connection to the building to carry the proper weight for the waiter. Contingent upon a framing semantic for the town inspector to review. The applicant has no problem getting the drawings to the town inspector.

Mr. Josh Floyd motioned to approve the minor construction permit for Beau Taylor contingent upon the framing installation semantics to be submitted and approved by the Town inspector before installation. Ms. Wendi Walton seconded the motion. Vote 5 yes, 0 no, 0 absent, 0 abstain – Motion carried.

4. UNFINISHED/ONGOING BUSINESS:

- **Active Building Permits & Non Compliance Issues:** Commission reviewed and discussed the on-going projects in the Town.
- **Cope, Steve: (RE-05-09, E-05-10 & E06-11)** - Permit expires August 2012.
- **Daigle, Josh: (F-05-09, E-06-10 & E-05-11)** – Permit expires June 2012.
- **Downie, Alan: (MC-03-10) – Permit has expired.** The Commission discussed the next course of action, the project is unfinished. The Commission discussed Section 5-302 & 303 of the LUDC, in which states fines and penalties may be imposed at the amount of up to \$750 per day. It was determined and agreed upon to send him a registered letter, letting him know project is non-compliant and subject to fines and penalties imposed by the Town.

Josh Floyd motion to send a certified letter to Mr. Alan Downie, stating that the project is now non-compliant, due to his expired building permit; further stating that the applicant is subject to fines and penalties, in the amount of up to \$750.00 per day, starting on February 10, 2012.

- **Floyd, Joshua: (RE-04-09 & D-01-11)** – Permit expires June, 2012 and July 2012.
- **Jennings, John: (RE-01-09)** – Permit expires April 2012.

- **King, Carson: (MC-06-10)** – Permit expires March 2012.
- **Murphy, Brian & Janice: (MC-05-11)** – Permit expires February 2013.
- **Patterson/Wranick: (RE-07-08, E-08-09, E-07-10)** – Project completed.

Mr. Josh Floyd motioned to remove Patterson/Wranick from the list. Ms. Wendi Walton seconded the motion. Vote 5-0-0-0 – Motion carried.

Mr. Josh Floyd motioned to have the Commission secretary send a letter to the Bull Moose Saloon, asking them to become compliant with their reader board sign, regards to the flashing elements of the sign, make sure that there is a attachment of the LUCD, with the letter. This is the second time that we have had to address this issue. Ms. Wendi Walton seconded the motion. Vote 5-0-0-0 – Motion carried.

- **Town of Alpine, Alpine West Subdivision (Road Abandonment): (RE-Plat -01-11)** - The Council had the 1st reading on the ordinance, 2nd reading is scheduled for March 6, 2012. Permit expires November 2012.
- **SALL Enterprises, LLC: (F-04-10)** – It was determined to tag the file, for non-compliance.

Ms. Wendi Walton motioned to remove SALL Enterprises from the list. Mr. Greg Seay seconded the motion. Vote 5-0-0-0 – Motion carried.

5. CORRESPONDENCE: The Commission reviewed the distributed correspondence.

- Minutes of Town Council Meeting – January 3, 2012
- Ordinance #208 – 2012-01 – Alpine West Re-Plat

6. TABLED ITEMS:

- **Patterson/Wranick: Lot #841 Lakeview Estates Subdivision, 714 Sunset Drive – (MC-09-11)** – See Item #3(a) – Remove from tabled list. See Item #4(h).

7. APPROVAL OF P&Z MINUTES: Planning & Zoning Meeting of January 24, 2011 – The Commission reviewed the minutes presented.


Mr. Josh Floyd motioned to approve of the minutes of the Planning & Zoning Meeting of January 24, 2012. Mr. Brett Bennett seconded the motion. Vote 5-0-0-0 – Motion carried.

8. ADJOURN MEETING – Mr. Josh Floyd motioned to adjourn the meeting. Ms. Wendi Walton seconded the motion. Vote 5-0-0-0 – Motion carried.

Meeting Adjourned at 8:41 pm.


 Pat Marolf, Chairman


 Date

ATTEST:

 Christine Wagner, Administrative Assistant


 Date

** Minutes are a brief summary of a tape recorded meeting **