



Planning & Zoning Commission Minutes

DATE: May 25, 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 7:26pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Erik Eklund; 27 Forest Meadows, 533 Forest Circle: Fence permit, F-03-10, needs approval.** The Commission reviewed the packet with the owner. They verified the fence height was only 4ft in height. Jody had gone out and approved the site plan. Terra Miller explained the steps to continue from here. **Joshua Floyd made a motion to approve the building packet; Melisa Wilson seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.** Terra Miller explained the steps to continue from here.
- **Open Positions; Out-of-Town position (term ends 12/31/10): Michael Kibbie & Justin Sandner have submitted letters of interest for review. Need recommendation for Council.** Each candidate introduced themselves and explained their interest in the position. The Commission asked each a variety of questions to determine their commitment, interest, experience and knowledge of the position and the Town. (For details of the interviews please reference the recording.) The Commission decided both candidates were suitable for the position. At this time they realized Mr. Sandner lives in Etna but felt he demonstrated a greater sense of commitment and responsibility to the position. **Joshua Floyd made a motion to recommend Justin Sandner for the open position; Melisa Wilson seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Town of Alpine Street Lights-Discussion on Option 3 to verify if it is within the Land Use & Development Codes' requirements.** The Commission reviewed Option 3 for verification of concurrence with the Town's LUDC regulations. The Commission all supported Option 3 but they wanted to make sure it followed the guidelines set forth in the LUDC. They also liked Option 3 over Options 1 & 2 because of less LED lights within the units. They felt it provided the dark sky effect and allowed enough ground lighting by providing overlapping. **Melisa Wilson made a motion to approve Option 3 under Article 4.7 c.3; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**

4 - UNFINISHED/ONGOING BUSINESS:

- **Non Compliance Issues: see handouts. Ongoing.** Michael Collins-has turned in plans for a residential permit to hopefully be reviewed at the next meeting. Jim Hood-Darrell Beck, representative, explained to the Commission the work he had completed on Mr. Hood's deck. He explained every time the snow would slide off the roof it would tear off the small portion of the deck. Mr. Beck simply replaced the damaged portion of the deck, reinforced the connection between the two portions of the deck, and added an extra 5-8" to help prevent future damage. He did not change the footers to the deck. The Commission thanked Mr. Beck for coming in and explaining to them what had been done. A lot of times when letters are sent out because of non-compliant issues they don't necessarily know all the details involved. At this time the Commission agreed the repairs to the deck fall under maintenance and a permit will not be required. Joshua Floyd will go and verify the information before it is removed from the list. Mr. Beck will inform Mr. Hood of the decision. Monte Davis-the letter was acknowledged from Mr. Davis. Terra will remove the item from the list after verification of the handrails being installed. John Jennings-Mr. Jennings has submitted his extension application and fees. Mountain View Natural Food Market-Terra Miller asked if all the signs were in place so the item could be signed off on. The Commission did not know if the little signs under the eave had been installed. Terra stated she would try calling them for a status update. Catherine Peet-it has been noted a shed has been placed/constructed on their property without a permit. The Commission agreed a letter be sent.

5 - P&Z MINUTES: May 11, 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, 0-Absent.

6 - COUNCIL MINUTES DISTRIBUTED: April 20, 2010; May 4, 2010

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

1) June 1, 2010-Pat Marolf

2) June 15, 2010-Dave Jenkins

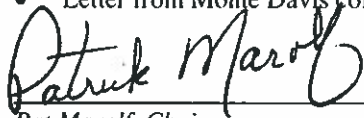
7 - ADJOURN MEETING- *Need Motion*. Melisa Wilson made a motion to adjourn the meeting at 8:46pm; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.

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

- Active Permits Worksheet
- Non-Compliance Worksheet

Items mailed to P&Z before meeting:

- Letter of Interest and Resume from Michael Kibbie for the open Commission seat.
- Letter of Interest from Justin Sandner for the open Commission seat.
- Letter from Monte Davis concerning his walkway.



Pat Marolf, Chairman

Attest



Terra Miller, Secretary

6-8-10

Date

6-8-10

Date