



Town of Alpine
Planning & Zoning Commission
Minutes

DATE: September 8, 2009
TIME: 7:00 p.m.

PLACE: Alpine Town Hall - 250 River Circle
TYPE: Regular

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

1 - CALL TO ORDER at 7:05pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Jody Tibbitts: ongoing. Ben Taylor**-His shed is well within his setbacks. Teton Truss is constructing the building. It is currently on skids. The size of the shed shows differently on the plans than what is understood. **Shawn Bard**-His shed is 10x20 and is reclaimed. He has no issues with the setbacks. **Peter Moss**-his site plan was redone for setback corrections. **Glen Perrin**-has reviewed the information submitted. They are doing demolition, reroofing with like materials and adding some gable windows. **Jack DeCou**-looks like he is meeting the requirements for the deck. **Maintenance Shop**-asked for more time to review the plans. He believes he could have them done in a week. He has found some deficiencies. Since this was a holiday weekend he has just started talking to the representative companies to fix the issues. He would like to make sure the construction companies get the fourteen page handout with the building application because it covers a lot of these issues he is addressing. There have been some design changes from the original plans due to budget restraints. At this point it is classified as more for storage than a shop. **John Hurly**-Jody has reviewed the DEQ regulations and has found a few different alternatives for his secondary leach field. As for the discrepancy with the distance away from the foundation he discovered through his review it is pulled from the foundation of the dwelling and not the deck. He does have room for his replacement field. **Civic Center**-there was an anonymous photograph turned in showing a post being set on a column at a 45 degree difference then what it was suppose to be. Concrete has since been poured over it after tack welding it without an inspection. Jody and Deb Wolfley went out today to quiz the superintendant about the 6 columns and missing his inspection. When asked how they looked under the concrete the superintendant replied awesome. Deb then presented him with the photographs, he started back-paddling and passing the buck. It was reiterated to him about calling for inspections and how important it was to do so. They also found two 18 inch stem walls that had been poured without inspection as well. The superintendant apologized. Jody told him they would probably have to tear them out even if they were done correctly to assure the accuracy. The foreman was hoping he could get the engineer to sign off not just the manufacturing company on the columns. Jody advised him if they were not signed off on he would have to redo the piers. **Steve Cope**-Steve has decided to start with the project knowing he can't use the driveway until the sewer is hooked up. Jody did not find any other issues with the project to prevent him from moving forward. **Josh Floyd & CDC**-are past their stage 1 inspections and onto their stage 2 inspections. **Lift Station**-he is still waiting on some information on changes they needed for the plans. **Thomas Deming**-has completed his shed and needs to be issued his Certificate of Completion.
- **Ben Taylor: Grid; 60 Hwy 89-Minor Construction Permit, MC-03-09, needs approval for a shed.** The Commission reviewed the packet. There is some discrepancy on the size of the shed and what type of permit he needs to pull. Ben would like to leave it as the size indicated on the packet so he will need to upgrade to a remodel permit. **Dave Jenkins made a motion to approve the permit contingent on Ben paying the difference between permits; Joshua Floyd seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Shawn Bard: 238 Lakeview Estates A; 795 Terrace Lane-Minor Construction Permit, MC-04-09, needs approval for a shed.** There was a concern on his setbacks. According to the Commission's understanding he needs a 15 foot side setback. Shawn does not believe he has room for those standards. Shawn was under the impression the setback was 10 feet. Josh explained the setbacks recently changed with the adoption of the LUDC. At this point Shawn would like to pull his application. Shawn also requested his fees be refunded. **Josh Floyd made a motion to approve the refund of his application fees due to the misinformation on the web and from Jody; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Peter Moss: 42 River View Meadows; 349 Snake River Drive-Minor Construction Permit, MC-05-09, needs approval for a shed.** Commission reviewed the packet. **Josh Floyd made a motion to approve the permit; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Glen Perrin: 61 Three Rivers Meadows; 427 Meadows Drive-Minor Construction Permit, MC-06-09, needs approval for window additions and chimney removal.** Item was tabled; no representative present.
- **Jack DeCou: 62 Palis Park; 224 River Bench Rd-Deck Permit, D-06-09, needs approval.** Item was tabled; no representative present.

- **Town of Alpine Maintenance Shop: Alpine West; 287 Buffalo Drive-Commercial Building Permit, C-03-09, needs approval. Pending review due to budget changes.** Commission reviewed building plans. The Commission was concerned about the lighting, the size of the propane tank, the color of the building, windows, and the overhangs. Dave Jenkins asked about the garage doors. Deb stated they are using the ones of off the old Civic Center. Melisa Wilson also suggested installing hydraulic floor tubing for future use. Deb stated at this time these items are not in the budge but will be looked at if the monies become available. Val Jensen, Maintenance Supervisor, has reviewed the plans and is okay with them. **Dave Jenkins made a motion to approve contingent on Jody's review and confirmation of the overhangs; Joshua Floyd seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Town of Alpine: 600, 607, & Part of 651 Lakeview Estates C-Replat, REP-01-09, needs approval. Combining the lots and vacating the lot lines.** Dave Jenkins asked Terra Miller what her opinion was on the matter. Terra stated the replat makes sense. Combining the lots takes confusion out of the property uses and makes processes concerning the properties easier. There were no public responses to the advertisement or letters sent out concerning the replat. **Melisa Wilson made a motion to approve the replat; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Phase 2 Septic Permits-discussion on when P&Z wants to stop accepting applications for this area. Send recommendation to Town Council for amending the sewer ordinance.** Terra Miller explained about this time during the Phase 1 sewer expansion project the Commission made a recommendation to the Town Council to no longer accept permanent septic tank applications in the area. We are currently at that stage of Phase 2. By adding this to the ordinance it helps prevent people installing a septic tank when a sewer line is available. The Town Attorney concurs. Terra reminded the Commission the sooner you pass it along the better as it takes 3 readings, 2 months, when amending an Ordinance. **Dave Jenkins made a motion to put together verbiage for a recommendation to be reviewed before passed on to the Town Council; Melisa Wilson seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**

4 - UNFINISHED/ONGOING BUSINESS:

- **Active Building Permits & Non Compliance Issues: see handouts. Civic Center-**Melisa Wilson wants to make sure the contractors understand the Civic Center is our emergency management facility and we want to make sure it is a long term investment for the Town and its citizens. Terra explained what the Commission's options were. According to the LUDC they can fine them \$750 per day per violation as well as require them to tear down any concrete covering items that were not inspected. All of the Commission members were upset with the situation. The Commission believes JL Hardy was being deceitful and tried to cover up a mistake hoping our inspector would not catch it. The rumor going around is their opinion is it only has to last a year so whatever happens after that doesn't matter. The anonymous source informed Dave they placed construction debris around the columns so Deb would not notice them during his daily walk through. The Commission agreed x-raying the structure would not be sufficient as it does not show the epoxy they may have used. They would like them to remove the concrete around the columns and tear down the stem walls so Jody can properly inspect them. The Commission determined the violation they fell under was failing to call for an inspection before covering up structural elements of the building. **Dave Jenkins made a motion to fine them \$750/day until the proper inspection is conducted, write a certified letter to JL Hardy, and to remove the concrete for proper inspection on the columns and stem walls; Melisa Wilson seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.** Monte Davis-a complaint was turned in concerning the construction of a deck without a permit and his chimney not being in compliance with the building codes. Terra will do some research into the permit requirements when the chimney was installed. She will also write Mr. Davis requiring him to obtain a permit for his deck extension. Debbie Thompson-Terra stated she forgot to send Ms. Thompson the certified letter as requested at the last meeting. She will make sure she gets the letter in the mail tomorrow. Wilderness Roofing-the Commission reviewed the Town Attorney's recommendation. Terra Miller will contact Jody to inspect the property in regards to any changes that were made.

5 - COUNCIL MINUTES DISTRIBUTED:

- **P&Z ATTENDING COUNCIL MEETINGS:**
 - 1) September 15, 2009-Melisa Wilson
 - 2) October 6, 2009-Dave Jenkins

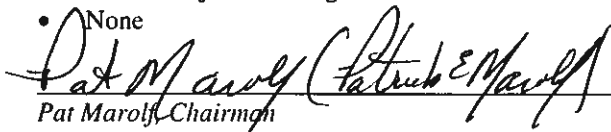
6 - ADJOURN MEETING- Need Motion. Melisa Wilson made a motion to adjourn the meeting at 8:55pm; Joshua Floyd seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.

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

- Active Permits Worksheet
- Non-Compliance Worksheet

Items mailed to P&Z before meeting:

- None


 Pat Maroff, Chairman

9-22-09
 Date

Attest


 Terra Miller, Secretary

9-22-09
 Date