



**Town of Alpine**  
**Planning & Zoning Commission**  
**AGENDA**

DATE: January 9<sup>th</sup>, 2007

TIME: 7:00 p.m.

PLACE: Alpine Town Hall • 250 River Circle

TYPE: Regular

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**1 - CALL TO ORDER**

**2 - ROLL CALL & ESTABLISH QUORUM**

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

- **The Town Clerk will swear in Paula Stevens for a new 2-year term.**
- **PEARCE, Paul - Lot 304 Lakeview Estates Tract B - 159 Stoor Drive** - Mr. Pearce owns the property next to Carrie Daniel; his deck encroaches on her property. He would like to know how to proceed, can he remove the part of the deck that is on the neighboring property, and will he have to seek a variance?
- **BARR, Jeanie - Lot 612 Lakeview Estates Tract C- 173 Hwy. 89** - Ms. Barr has a client that is interested in purchasing this property with the intent of turning the building into a church. She would like to request from the P&Z a letter stating that it is permissible to have a church in a B-1 zoned area.
- **DICENSO, Steve - Lot 8 & 9 Strout Subdivision - 271 & 273 West Loop Road** - Mr. Dicenso has purchased Lot 9 and is considering purchasing Lot 8, he would like to know what the “new mixed use zoning category” would allow as far as residential and commercial limits.
- Brenda Bennett asked that the Profit & Loss Budget vs, Actual for June 2006 through June 2007 be distributed so the board can start working on next year’s budget.
- Review Draft Ordinances deleting references to the International Existing Building Codes from the IBC and the IRC. We will need to start advertising by January 22<sup>nd</sup>, so it can go to the Town Council by February 6<sup>th</sup>.
- Discuss and make changes to the fee schedule, Brenda Bennett would like approval to raise the building fees.

**4 - UNFINISHED/ONGOING BUSINESS:**

- **WAGNER, Rob - Building Inspector** - Continue the building height discussion.
- **STAR VALLEY MEDICAL CLINIC - Alpine Medical Clinic - Lot 2 Alpine West - 230 Elk Run** - This is a non-compliance issue. Received the application and fees regarding the remodel work that has been done without a remodel permit. *Letter from Star Valley Medical Center pending.*
- **BECKSTEAD, Diane - F-05-06 - 170 Trail Drive - Non compliance issue** - Ms. Beckstead is applying for a fence permit. *She is unable to attend tonight’s meeting. Tabled.*

**5 - P&Z MINUTES: October 24<sup>th</sup>, 2006 and December 12<sup>th</sup>, 2006. Need Motion.**

**6 - COUNCIL MINUTES DISTRIBUTUED: December 19<sup>th</sup>, 2006 and December 21<sup>st</sup>, 2006.**

• **P&Z ATTENDING COUNCIL MEETINGS:**

1) February 6<sup>th</sup>, 2007 *Need to Assign*

2) February 20<sup>th</sup>, 2007 *Need to Assign*

**7 - ADJOURN MEETING- *Need Motion.***

**AFTER MEETING REVIEWS/WORKSHOPS:**

- Discuss and prepare questions or concerns for Jim Pedersen, he will be present at the January 23<sup>rd</sup> meeting. Main discussion will be in regards to Zoning, please address all past problems, any changes or additions to zoning. (*FYI: Recommended Land Use Pattern Option 3 on page 8-12 of the Master Plan, this was the approved zoning use.*)

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

- **Town Council Minutes:** December 19<sup>th</sup>, 2006 and December 21<sup>st</sup>, 2006.
- **P&Z Minutes:** December 12<sup>th</sup>, 2006.
- Profit and Loss Budget vs. Actual from Brenda Bennett.
- Letter and pictures from Rob Green regarding parking in roadway at 266 Sawmill Road.
- Legal/Public Notice RE: New Wastewater Ordinance.
- Lincoln County Commissioners Hearing Notice RE: Three Rivers Construction application for a minor subdivision.
- Draft Ordinances deleting the IEBC from the IBC & the IRC.

**9 -Items mailed to P&Z before meeting: None**