



Town of Alpine
Planning & Zoning Commission
AGENDA

DATE: March 28th, 2006
TIME: 7:00 p.m.

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

1 - CALL TO ORDER

2 - ROLL CALL & ESTABLISH QUORUM

3 - **P&Z MINUTES:** January 24th, 2006 and February 28th, 2006- requires motion (March 14th, 2006 No Quorum)

4 - **COUNCIL MINUTES:** February 7th, 2006; February 13th, 2006 Special Council Meeting/ SLIB Grant; March 7th, 2006 - Requires Motion

5 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **RAVER, Jeff & Marilyn - Lot # 616 C - LEC - 187 Trail Drive - RE-03-06 and SP-01-06:** Remodel application for a garage addition with a future, mother-in-law living area. Both Rob Wagner and Joe Sender have approved the application for P&Z review. An additional 20 ft. of leach field is needed and a new septic permit was required and reviewed/ approved by J. Sender. Note: Clerk needs Jeff Raver's signature to septic permit application.
- **MARTIN, James - RE-02-06 - Lot # 30 GRA - 629 Grandview Drive:** Kitchen and bathroom remodel. Existing perimeter of the home will not change. Rob Wagner reviewed and approved on 3-9-06 for P&Z review.
- **APPOINTING P&Z REPRESENTATIVE FOR BUDGET PROCESS:** At the 2/28/06 meeting the commission decided to appoint a P&Z representative who will track the P&Z budget. This person will be responsible to contact the treasurer monthly and also work with the council liaison for the P&Z division. Quarterly budget reports will be supplied to the entire P&Z Commission as well. Dave Gustafson suggested a policy and procedures outline is created which dictates steps to follow before contacting the Town's attorney for P&Z matters in hopes of reducing legal costs and staying within the budget.
- **OHANESIAN, Patsy (C.L. Stewart Estate) - FINAL PLAT REVIEW - Replatting Lot # 646 of LEC - 144 Trail Drive- Karl Scherbel on behalf of Surveyor Scherbel, LTD and the owner will be present:** Replatting effort which dedicates a portion of Sunset Drive to the Town of Alpine as the Town's road currently crosses the owner's property. The property was rezoned to a B-1 within the last year and the owner needs a new plat to clean-up the property boundaries in order to sell the lot. Tonight's review is a final review of the plat as Surveyor Scherbel LTD (The Town's surveyor) has drafted the plat and it is a minor boundary change rather than a major subdivision.
- **ROB WAGNER, Town Building Inspector - P&Z Issues:** Adopting the IBC Code - See various Town of Jackson IBC Ordinances
- **North Alpine Water, Sewer, and Annexation Workshop set for April 10th, 2006 at 7:00 p.m. -** Alpine Town Hall P&Z Commission members are invited to attend from the Mayor
- **PROPOSED LAND SWAP MEETING RESCHEDULED:** April 13th, 2006 at 6:30 p.m. - Alpine Civic Center

6 - UNFINISHED/ONGOING BUSINESS:

- **DICENSO, Steve - Pending Case for Non-compliance/ Town Code Violation - Failed to obtain approved building permit -** Mr. Dicenso built a residential apartment/ loft inside a commercially zoned, storage unit building. The loft is occupied currently without a certificate of occupancy as well; the code violations are being addressed by the Town's legal counsel. (see attached e-mail dated 3/27/06 from Carter Wilkinson)
- **P&Z ATTENDING COUNCIL MEETINGS:**
 - 1) April 4th, 2006 - Need to assign 2) April 18th, 2006 - Need to assign

7 - ADJOURN MEETING- *Need Motion.*

AFTER MEETING REVIEWS/WORKSHOPS- None

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

- P&Z Minutes: 3-14-06
- COUNCIL MINUTES FOR REVIEW: March 21st, 2006
- TONY NARDACCI - LINCOLN CTY. PLANNING VARIANCE REQUEST -Hearing Date: 3-29-2006 (File # 301 PZ 06)

9 -*Items mailed to P&Z before meeting:*

- P&Z BUDGET: Treasurer's report to P&Z Chairman, Dave Gustafson - Profit & Loss Budget vs. Actual dtd. 7/1/05 - 3-7-06; Transaction Detail by acct. dtd. 7-1-05 - 3-7-06 (P&Z inspection out-side) ; Transaction Detail by Acct. 7-1-05 - 3-7-06 (P&Z Personnel costs); Transaction Detail By Acct. 7-1-05 to 3-7-06 (P&Z expenditures); Transaction Detail 7-1-05 - 3-7-06 P&Z Office expenditures)
- SNAKE RIVER JUNCTION (Damien Mavis & Brad Vernon): Notice from Lincoln County Commissioners for conditional use application - Hearing 3-8-06 at 9:00 a.m., Kemmerer
- TONY NARDACCI, APPLICANT: Notice from Lincoln County Planning for public hearing regarding variance request
- KATRINIA HOXIE, APPLICANT: Notice from Lincoln County Planning for public hearing regarding proposed subdividing of 13.25 +/- acres into 2 lots with an average size of 6.63