



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

DATE: October 10<sup>th</sup>, 2006  
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:**

- **SILVERSTAR COMMUNICATIONS - S-09-06 - 100 Grey's River Road** - Silverstar Communications would like to install a 30"x 96" backlit acrylic sign with translucent vinyl graphics, the cabinet will be 9" deep.
- **LINCOLN COUNTY ENGINEER - Ross Turner** - The County engineer would like to speak about the plans for the Alpine Library.
- **DORSEY, James - Alpine Palisades - Conceptual Plat Review** - This proposed development is within a 1 mile radius to the Town limits. They have filed with the county a zone change and conditional use application. The property is 64.7 acres with 5.3 acres zoned mixed use and 59.4 acres zoned rural. The rural portion is intended for the zone change to allow for residential PUD with a range of housing types. The mixed use portion will be determined on a market demand basis. Community water and sewer facilities are proposed in conjunction with North Star Utility or the Town of Alpine.
- **CARTER, Dan - R1-07-06 & SP-05-06 - Lot 823 LEA - 738 Pinecrest Circle** - Dan Carter and contractor Matt Maloney have applied for a building application for a single family residence and a septic application. *FYI: The application was not received in the office by the deadline date of 10/2/06; it was received on 10/5/06 at the end of the business day. The contractor Mr. Maloney was informed at this time that the application had missed the deadline for the 10/10/06 meeting, so it would go on the agenda for the 10/24/06. Joe S. then called the office and informed the secretary that Mr. Maloney informed him he was on the agenda for 10/10/06 and requested he do his site inspection. Rob W. had reviewed the building packet on 10/6/06. When Mr. Maloney was contacted to clarify that he was not on the agenda until 10/24/06 he became argumentative with the P&Z secretary, at his insistence he was put on the agenda for the 10/10/06 meeting.*

**4 - UNFINISHED/ONGOING BUSINESS:**

- **ZIEHL, Travis & WELLS, Monica - F-03-06 - Lot 10 Riverview Meadows - 400 Deer Lane** - Mr. Ziehl & Ms. Wells have applied for a fence permit, they have a letter of permission from an adjoining neighbor to tie into the existing fence. Joe Sender has inspected the site and approved.
- **JORGENSEN, Valerie & WOODEN, Donn - C-03-06 - between 80 & 100 hwy 89** - Ms Jorgensen and her business partner Mr. Wooden are applying for a commercial building permit. She is opening a tanning shed/craft business. It will be a pre-constructed building from Teton Truss; the building will have electricity only and will be placed on skids.
- **BATES, Larry - Lot #34 Grey's River Village #2 - 441 Grey's River Loop**: Larry Bates is applying for a building permit and a septic permit.
- **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.
- **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.
- **CHURCH, James - R1-06-06 - a part of Lot 643C Lakeview Estates Tract C - 160 Trail Drive** - Mr. Church would like to install a 8'x12' storage shed on his lot, the lot is currently vacant. Mr. Church is unable to attend tonight's meeting due to work, he has addressed a letter to the board.

- **BARLOW, Bob &/or MARINO, Elio - Western Wyoming Horseman - Non compliance issue - Lot #612 Lakeview Estates tract C - 173 Hwy, 89** - Fees were received on September 11<sup>th</sup>, 2006 for the fence permit. Mr. Barlow came into the office and left a site plan and a letter explaining why he cannot attend the P&Z meeting.
- **BULLMOOSE SALOON/HOTEL - C-02-04 - Lot 601 Lakeview Estates Tract C - 91 Hwy 89** - Review and discussion regarding Rob W. inspection/corrections form.
- **WAGNER, Rob - Building Inspector** - Discuss future building height limitations, current height is 45'. The recommended height would be 35'.

5 - **P&Z MINUTES: August 8<sup>th</sup>, 2006; August 22<sup>nd</sup>, 2006; September 12<sup>th</sup>, 2006 and September 26<sup>th</sup>, 2006.** *Need Motion*

6 - **COUNCIL MINUTES: August 10<sup>th</sup>, 2006; August 24<sup>th</sup>, 2006; August 29<sup>th</sup>, 2006; September 5<sup>th</sup>, 2006; September 19<sup>th</sup>, 2006; September 28<sup>th</sup>, 2006 and October 3<sup>rd</sup>, 2006.** *Need Motion*

- **P&Z ATTENDING COUNCIL MEETINGS:**  
 1) October 17<sup>th</sup>, 2006 *Need to Assign*                      2) November 7<sup>th</sup>, 2006 *Need to Assign*

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

**AFTER MEETING REVIEWS/WORKSHOPS:**

- **E-mail from Kiley Taggart of Sotheby's International Realty** - Ms. Taggart sent an e-mail inquiring if a member of the P&Z board would like to do a presentation of the Master Plan at an office meeting.
- **E-mail from Elizabeth Koeckeritz** - Ms. Koeckeritz would like to know if Alpine have a minimum road standard.
- Review new information regarding the Eugene Davis replat.
- FYI: Last call for changes to Ordinances 138, 139 & 140 - Final reading is October 17<sup>th</sup>, 2006.

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

- Public Notice RE: Readings of 141 - Ordinance No. 2006-11 International Fire Code
- E-mail & map from Kim Barrus RE: comments for development of 4.5 acres within the 1 mile radius of the Town limits.

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

- COUNCIL MINUTES: September 19<sup>th</sup>, 2006; September 28<sup>th</sup>, 2006 and October 3<sup>rd</sup>, 2006
- P&Z MINUTES: Discussion on September 26<sup>th</sup>, 2006
- Letter from Leon Kjellgren of Nelson Engineering RE: Buffalo Sage Townhomes.