



Town of Alpine

Planning & Zoning Commission

Minutes

DATE: January 13, 2009

PLACE: Alpine Town Hall • 250 River Circle

TIME: 7:00 p.m.

TYPE: Regular

Attendance: P&Z members present: Carla Stone, Kennis Lutz, Pat Marolf, Joshua Floyd, & Melisa Wilson. Others in attendance: see attached sheet.

1 - CALL TO ORDER at 6:58pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **P&Z Commission-assign Chairman and Vice-Chairman.** Terra Miller opened the meeting by requesting a motion for the appointment of Chairman and Vice Chairman. **Kennis Lutz made a motion to appoint Pat Marolf as the Chairman and Joshua Floyd as the Vice Chairman; Carla Stone amended the motion for the Vice Chairman to be Kennis Lutz; Joshua Floyd seconded it: Vote: 4-Yes, 0-No, 1-Abstain, 0-Absent.**
- **Susan Coert: Lot 618 Lakeview Estates C; 186 Short Street-Deck Permit, D-01-09, needs approval.** Terra Miller stated Jody had not been able to review the packet. Terra thought that he could look at it before the meeting started but he had not arrived yet. Commission reviewed packet. Pat Marolf asked what the height was. Steve Scofield, representative, stated 30" and it is level with the door. **Kennis Lutz made a motion to approve; Carla Stone seconded it: Terra asked if the Commission still wanted Jody to review it. Pat Marolf did not think that would be necessary. Joshua Floyd suggested that they make sure the lagging has the proper attachment. Vote: 5-Yes, 0-No, 0-Abstain, 0-Absent.**
- **John Jennings: Lot 214 Lakeview Estates A; 794 Terrace Lane-Remodel Permit, RE-01-09, needs approval.** Not Present.
- **Dina Hornung: Grid; 80 Hwy 89-Addition Permit, A-01-09, needs approval.** The packets were not available for review as Jody was not in attendance and had the packet. Dina Hornung had a copy to share. Commission reviewed the copy. Pat Marolf confirmed that the porch was already covered. Carla Stone confirmed that it was mobile and asked if it was attached in any way for stability. Jamey Hornung explained that it was self supporting. Donn Wooden explained that he wanted to make sure that when they left the structure could be removed. Joshua Floyd asked what the exterior would be. Dina stated it would match the existing building. **Kennis Lutz made a motion to approve contingent on Jody's review; Melisa Wilson seconded it: Vote: 5-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Complaint concerning the Bull Moose sign. See handout.** Commission reviewed the sign codes and the meeting minutes from January 22, 2008 concerning the Bull Moose sign. Kennis Lutz stated he could not find anything in the codes that indicated that he could not have the current sign. Terra Miller clarified the complaint was mainly because of the scrolling movement and the brightness of the sign not the overall look. Terra also spoke with WYDOT and they explained to her that the easement footage from the center line varies. She stated the Highway Department did not have a problem with the sign. Melisa Wilson asked if the codes had a wattage limitation. The only mention in the Codes for wattage states shielded. Jim Blittersdorf stated the feedback that he has gotten from the sign has been positive and promoting local business. Melisa mentioned some of the feedback she was getting was concerning the perception it was portraying. Terra will contact the complainant and explain to her that the Commission reviewed her complaint and could not find anything in the current codes stating the sign was out of compliance.

4 - UNFINISHED/ONGOING BUSINESS:

- **Development Standards- Need recommendation for Council.** A goal was set to have the Commission's review done by the next meeting on January 27th, 2009. Terra will make sure all members have copies.
- **Town Codes: amendments will go to Council along with Development Standards for final approval.** Terra asked the Commission if they wanted to amend the sign codes to state moving, rotating, etc instead of just the flashing limitation. Joshua Floyd stated he did not have a problem with the sign but he did have a concern about the brightness. He suggested adding something about light pollution. Pat Marolf mentioned he has a concern with animation on the electronic signs similar to the car dealership south of Town. Kennis Lutz stated he did not want to constrict businesses on their advertising by limiting the signs. He does not think signs are an issue at this time. Carla Stone agreed with Kennis. Melisa Wilson agreed we want to encourage businesses to come to Alpine but we also don't want the situation to get out of hand. Carla Stone

would like to reconstruct the sign ordinance for the Town as she feels they are too restricting. Joshua Floyd also mentioned not having certain sign limitations might encourage businesses that are not appealing to the Town, example Flying J truck stop. Shirley Brown was asked for her opinion on the sign issue. She stated she thought too many flashing signs takes away from and believes there should be some control. We live in a small town and that is part of Alpine's appeal. Pat Marolf agreed some control is needed. Terra suggested reviewing the sign codes now so they can be implemented along with the other amendments and the Subdivision Codes because passing an ordinance can take up to seven months. It was suggested the review be completed along with the Subdivision Codes for the meeting on the 27th. Carla Stone was going to construct a committee.

- **GIS System:** *waiting for approval from Council to move forward.* It was suggested to bring this up to the Council at budget time.
- **Zoning Administrator:** *will revisit after the first of the year.* It was suggested to bring up again to the Council when the Development Standards go before the Council.
- **Active Building Permits & Non Compliance Issues:** Ongoing, *see handouts.* Jon Kindzerski-Donn Wooden had a question concerning the property along Grey's River Road that was non-compliant. It was stated, after researching the property, the Commission came to the conclusion it fell under the non-conforming section of the Land Use and Development Code. Alan Downie-James is still in the process of trying to serve him the letter. John Jennings-Terra will contact him and remind him he needs to attend the next meeting to obtain his permit. Rocky Mountain Rogue-Their permit has expired. A letter was sent to him notifying him of the expiration. Terra has heard no response. The Commission agreed to send him a letter letting him know his permit was expired and any future remodeling would require a new permit. Ernie Scott-The trusses are up. Terra asked if there were concerns on the state of the current roofing on the trailer. Carla heard they are shoveling the roof constantly and there is plastic sheeting on the sheetrock roofing.

5 - P&Z MINUTES: *December 9, 2008 need motion to approve.* **Kennis Lutz made a motion to approve the minutes; Carla Stone seconded it: Vote: 3-Yes, 0-No, 2-Abstain, 0-Absent.**

6 - COUNCIL MINUTES DISTRIBUTED:

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

1) January 20, 2009-Pat Marolf

2) February 3, 2009-Joshua Floyd

7 - ADJOURN MEETING- *Need Motion.* **Kennis Lutz made a motion to adjourn the meeting at 8:25pm; Melisa Wilson seconded it: Vote: 5-Yes, 0-No, 0-Abstain, 0-Absent.**

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

- Complaint from Christine Goodman-Bull Moose Sign
- Active Permits Worksheet
- Non-Compliance Worksheet

9 -Items mailed to P&Z before meeting:

- none


Pat Marolf, Chairman

1-27-09
Date

Attest


Terra Miller, Secretary

1-27-09
Date