



Town of Alpine

Minutes

DATE: February 13th, 2007
TIME: 7:00 p.m.

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

Attendance: P&Z Members: Pat Marolf, Dave Gustafson, and John Thomas. Paula Stevens and Kennis Lutz absent and excused.
Others in attendance: see attached sheet.

Board of Adjustment Minutes

- 1 - **CALL TO ORDER**
- 2 - **ROLL CALL & ESTABLISH QUORUM**
- 3 - **TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**

- **BANK OF STAR VALLEY** - Heidi Roberts is representing the bank, they have applied for a variance request in regards to a sign. Please reference the information handed out. Dave G. informed the members that Variances are heard by the 'Board of Adjustments' and there are State Statues that have to be met and followed. The applicant has to prove that they can meet the criteria that has been set by the State Statues. Heidi R. explained the design of sign and why they are seeking the variance. They wish to have the time and temperature unit, if they conform to the height regulations then the sign will only be seven and a half feet above ground, they have had vandalism issues with sign in Afton. She further explained that they feel the unit will be an enhancement for the community. John T. commented that it would also bring more attention to the bank.

Dave G. confirmed that they had reviewed the criteria set in the statues. The board reviewed the sign drawing and the site plan. He also confirmed that they are seeking the variance and then will come back for the sign permit. Rod Jensen also addressed the tampering issue and that they have had to raise that sign. Dave G. asked if there was any discussion by the board or questions, he asked for a motion. **Pat M. motioned to approve the variance, John T. seconded. VOTE: 3- Yes; 0- No; 2- Absent; 0- Abstain.**

Planning & Zoning Commission Minutes

- **SCHERBEL, Karl** - Karl Scherbel would like to discuss the letter that was faxed to the office on February 13, 2007. The letter is in regards to the January 9, 2007 P&Z meeting. Dave Gustafson gave a brief history of the issue. Karl S. further explained the issue from the surveyor side. He referenced the letter from Marlowe Scherbel, and explained that the reason the issue is unresolved is because the current owners cannot reach an agreement. There were some comments made in a previous meeting and Surveyor Scherbel has wanted to clear up the misunderstanding. As the surveyor their hands are tied and they can only do what the property owners allow. Dave G. stated that if the issue goes on much longer the one owner has already decided to remove the portion of the deck that encroaches on the neighboring property. Dave G. also asked Karl S. to thank Marlowe S. for writing the letter in regards to the misunderstanding.
- **TOMETICH, BRENT** - Mr. Tometich is here to address the board about a house he may build in town, he has some questions for the board. Brent T. questioned if he would need to seek a variance in regards to the height of a house he is proposing to build. Rob W. explained how the height is measured in the code book. The code states that you have to measure from the grade plane, the lowest point of the building and six feet away is how to establish the grade plane. This is used to determine if it is partial basement, from the finished floor of the main floor if it is greater than six feet then the basement is considered the first floor. Brent T. explained that he had intended to have a walk out basement. Dave G. handed him a variance application and mentioned that "criteria B" would be hard to meet; it would prevent him from using the property.

Brent T. asked if the sewer hook up will be required in the future, Dave G. explained that it is a goal of the Town. It is an issue for most small Towns, and that this is a question for the council. Kimberlee J. explained that Leon Kjellgren would be the one to speak to in regards to when the sewer will be installed, also that the age of the septic system will determine when they will be required to connect. Brent T. also inquired about a garage in the future and if it needed to be connected to the residence, Dave G. stated that the garage can be detached but it had to meet the set backs and height requirements. He also confirmed that if he were to put one floor as a basement that he should meet the height requirements. He thanked the board for their time and information.

- **FROMM, ARON** - Mr. Fromm has picked up a rezone application and has some questions for the board. Aron F. explained where his lot was and that he wished to rezone and put in a duplex/four plex. John T. questioned what the current zoning was, he is currently zoned R-1. The Master Plan calls for the property to stay an R-1, Dave G. explained the rezoning process.

Dave G. addressed the required lot size in order to have a duplex/four plex. Aron F. explained that his lot was about 120' by 105', about 12,000 square feet. Dave G. commented that based on the size of the lot then they would not recommend a rezone.

Aron F. questioned some of the surrounding lots, Dave G. commented that those lots were zoned R-2. Kimberlee J. stated that if there was sewer available then the lot size would not be an issue. Aron F. stated that if he were to build a single family home on the lot then he would have to install a new septic, the sewer line is near his property. He inquired if he were to pay to have the line extended to his property. Dave G. commented that they would need to research this, they have to contact the engineer. John T. suggested that the best thing to do would be to start with Leon K. and then speak with Val J. Dave G. inquired if the sewer was connected then would there be a minimum lot size for a duplex/four plex, he asked that this information be researched. Aron F. inquired about filing his rezone application, he was advised to wait until he had the information from Leon K. Kimberlee J. explained that the fees are non-refundable, advertising fees will also be his responsibility. The rezoning process was also explained.

- **BENNETT, Brenda** - The board received this information at the previous meeting. Update on review. John T. stated he had reviewed with Kennis L. and Brenda B., he has requested more information from Brenda B.
- Discuss and make changes to the fee schedule, Brenda Bennett would like approval to raise the building fees. Update on review. A new fee schedule is being prepared and will be available at a later date.

4 - UNFINISHED/ONGOING BUSINESS:

- **GUSTAFSON, Dave** – Dave G. updated the board on the Bullmoose, there have been some letters sent to Jim Blittersdorf. Dave G. has requested the board review his latest letter and requested that the codes referenced be included with the letter. He asked if the board or Rob W. had any comments or suggestions about the letter, Rob W. requested that the information from the corrections form be included in the letter. This will call out specific items that need to be addressed when Rob W. does his inspection. John T. stated the letter is perfect, but needs to state more firmly what is going on and what needs to be done. They inquired if Rob W. should stop the project; Rob W. has consulted Elizabeth K. about this and that she would like to have the consent of the Town Council. Rob W. explained that the P&Z issues the permit and he enforces them.

Dave G. suggested that the letter have a required response date, and if Jim B. fails to meet this date then they approach the council with the stop work request. Kimberlee J. requested that the letter address the misunderstanding over fees, she asked that the letter state that it was only the building fees and not the water/sewer fees. John T. stated that this issue has gone on for over two years and needs to be resolved. Kimberlee J. inquired if the permittee needs to have a valid permit in order to receive the Certificate of Occupancy; there are other permittees that have been sent extension letters because their permits have expired. She questioned if the permittees needed to follow through with the extension before being issued a Certificate of occupancy, Rob W. confirmed this. One of the biggest violations with the Bullmoose is that they are constructing without a permit. Dave G. requested that the revised letter be sent certified mail the following day; he also confirmed when the next council meeting was.

- **WAGNER, Rob - Building Inspector** - Discussion purposes. Rob W. commented that the first chapter of the IBC is very informative and should be referenced when people inquire if they need a permit. Kimberlee J. inquired if a permit is needed for a shed, if the building is less than 200 square feet and does not include electrical or plumbing then they will not need a permit. But they must adhere to the setbacks. Rob W. also commented that they need to address the grade plane issue; it needs to be addressed to help determine the building height. Dave G. noted this issue on the draft zoning ordinance from Jim Pedersen. The board decided to wait until the next meeting to further discuss the draft ordinance so the absent members can review and comment.
- **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: January 9th, 2007. Pat Marolf motioned to approve the minutes, John Thomas seconded. VOTE: 3- Yes; 0- No; 0- Abstain; 2- Absent.**

6 - **COUNCIL MINUTES DISTRIBUTUED: None**

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

1) February 20th, 2007 Paula Stevens

2) March 6th, 2007 Dave Gustafson

7 - **ADJOURN MEETING- Pat Marolf motioned to adjourn the meeting at 8:15, John Thomas seconded. VOTE: 3- Yes; 0- No; 0- Abstain; 2- Absent.**

AFTER MEETING REVIEWS/WORKSHOPS: None

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

- **P&Z Minutes:** January 23, 2007.
- Lincoln County Board of Commissioners Staff Report RE: Broken Ski Pole Subdivision
- Lincoln County P&Z Notice RE: Mary McSorley/Sterling Land Co. - Conditional Use - Master Plan
- Lincoln County P&Z Notice RE: Mary McSorley/Sterling Land Co. - Rezone from Rural to Mixed

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

- Legal Notice RE: Bank of Star Valley Variance Request
- Letter & Information from BT Enterprise

Dave Gustafson, P&Z Chairman

Date

Kimberlee Jansen, Secretary

Date