



Town of Alpine

Planning & Zoning Commission

MINUTES

DATE: **March 13, 2007**

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

- 1 - **CALL TO ORDER at 7:10pm .**
- 2 - **ROLL CALL & QUORUM ESTABLISHED BY Kimberlee Jansen**
- 3 - **TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**

- **Dicenso, Steve - REZ-02-07 - Lot 9 Louis Strout Subdivision - 273 West Loop Rd.-** Steve Dicenso started by stating that he purchased his lot as an R2 with the intention of building a duplex. When he started the process he was told that his lot was too small due to the set back and septic restrictions. Dave Gustafson stated that the town would have to allow for him to move forth with the duplexes regardless of the set backs since it is zoned as such. Steve Dicenso then stated that he would rather not put a duplex in because the area is no longer peaceful due to the noise from the Re-zoning of the ANAP Lot. He was also concerned with the Master Plan of the town in that his lot would be rezoned as a B1. He would like to get the final status as a B1 now instead of waiting so he could put in a stone and masonry shop. A letter from William Fabian was brought to the attention discussing his concerns with the rezoning. Steve Dicenso replied that his intentions were to put in a show room with a possible residence above. Pat Marolf was concerned with the noise that may be produced from a masonry shop. However, the show room idea cleared some of these concerns. Steve Dicenso also stated that most of the shop would be in the building and front use; no piles of stone/rock around property. Dave Gustafson recommended maintaining a buffer and keeping the lot as an R2. Steve Dicenso rebutted with the ANAP lot being surrounded by 5 residential lots and no buffer. Dave Gustafson stated that the ANAP lot was on a roadway and that the ANAP starting operating his business before he applied for a rezoning; that the C1 was across the street. Kennis Lutz would hate to see the area split; no good fit. All consulted the map of the current zoning. **Kennis made a motion not to recommend to the council for rezoning. Pat Marolf seconded; pending more information/replies from the surrounding residences. Vote: 4-Yes; 0-No; 0-Obstained; 1-Absent**
- **Hudson, Chad - Lot 621 LEC- 161 Alpine Dr -** Chad Hudson started by distributing maps of his lot. Board established the location of the lot and what surrounded it. Chad Hudson stated that he was conducting preliminary research for what he could or could not put on his lot. His lot is currently zoned as a B1. Chad was looking into the possibility of rezoning it to an R2 to put in a duplex along with the others on the same street. Dave Gustafson discussed the history of why B1 zoning was developed; to balance commercial and residential lots. Chad Hudson then questioned the possibilities of putting an office space and living quarters on the lot all in one unit. Dave Gustafson recommended that he should keep the zoning as a B1 and move forth with the idea. Kennis Lutz recommended that an additional duplex would be more beneficial due to the additional duplexes surrounding it. Dave Gustafson stated that according to the ordinance if Chad Hudson wanted to try and rezone to just put in a residential or duplex unit in that lot that he would need to go through the variance process first. Chad Hudson then questioned if he could go ahead and put in a duplex plus an office. Dave Gustafson then stated that he could not see any issues in the ordinances stating that he couldn't have a duplex plus an office in a B1 lot.
- **Getz, Don -**Wanted to replat his property to separate the restaurant, multi family unit, and the single family a-frame; wanted to turn it into 3 lots. He wanted to make sure that it would be feasible before he continues with the process. Don Getz stated that he would keep the zoning the same. Dave Gustafson stated that he would have to go through the replat process before the Planning and Zoning Board could recommend to the Council Board. Don Getz wanted to make sure there would be possible before he went through the process. Kennis Lutz stated that there shouldn't be a problem, that it would be more beneficial, that the zoning was in question. Don Getz stated that he would contact Chervils then to move forward with the process.
- **Reviewed "Building Department Fee Schedule" 151 Ordinance No. 2007-07-** Dave Gustafson recommended that the variance fee be highered due to the process it takes. The board also liked that a temporary sign fee addition. **John Thomas made a motion to approve the fee schedule. Pat Marolf seconded. Vote: 4-Yes; 0-No; 0-Obstained; 1-Absent**

4- UNFINISHED/ONGOING BUSINESS:

- **WAGNER, Rob - Building Inspector** - Discussed the Bank of Star Valley's changes in their plans. The bank is in the process of getting new plans and the electrical permit that we are now missing because of the changes. The roof is going to be one roof and a covered drive up entry. The only structural change was to the trusses so no new permit would be needed; the new truss plan is better than the old and is engineered.

Dave Gustafson asked if we had any further inspections from the hotel or if we received plans. Kimberlee stated that we did receive the plans at the last Council meeting; that no request for an inspection had been made or for a request for a CO had been made. Rob Wagner stated that he wanted to see the corrections to the last inspection before anything further was issued.

5 - P&Z MINUTES: None

6 - COUNCIL MINUTES DISTRIBUTED: None

P&Z ATTENDING COUNCIL MEETINGS:

1) March 20th, 2007 *Pat Marolf*

2) April 3rd, 2007 *John Thomas*

7 - ADJOURN MEETING - Pat Marolf motioned to adjourn the meeting at 8:10 PM, Kennis Lutz. seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 1- Absent.

AFTER MEETING REVIEWS/WORKSHOPS: None

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

- Legal Notice Steve Dicenso rezoning application.
- Letter from William Fabian RE: Dicenso rezone application.
- 151 - Ordinance No. 2007-07 "Building Department Fee Schedule"
- Legal Notice RE: 1st, 2nd & 3rd Readings of 148 - Ordinance 2007-04; Lot 11 Louis Strout Subdivision Rezoning.
- Cost of Growth Workshop Announcement
- Lincoln County Planning & Development Hearing Notice RE: Clayton Corsi; Glidden McNeel Estates
- 146 - Ordinance NO. 2007-02 "International Building Code"
- 147 - Ordinance NO. 2007-03 "International Residential Code"

Dave Gustafson, P&Z Chairman

Date

Attest:

Terra Miller, Secretary

Date