



# Town of Alpine

## Planning & Zoning Commission

### MINUTES

DATE: March 27<sup>th</sup>, 2007

PLACE: Alpine Town Hall ▪ 250 River Circle

TIME: 7:00 p.m.

TYPE: Regular

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

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\*\*\*Tape did not record\*\*\*

1 - **CALL TO ORDER at 7:10pm**

2 - **ROLL CALL & ESTABLISH QUORUM by Terra Miller**

3 - **TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**

- **Lincoln County Library: Lot 3 Alpine Way; 243 River Circle** - Commission reviewed building plans. Items brought up by Commission were: Parking spaces, height, type of building, and Emergency Exits. John Campbell & Ross Turner informed the Commission that the parking spaces were for larger vehicles, the building was of stucco siding with a sandy color and river rock, the roof was maroon, the height was 22ft, and that some of the windows were going to be pop out style for emergency exits; Fire Marshal approved. Changes to original plans are recorded on Clerk's Copy. John Campbell stated that they were going to do a ground breaking ceremony on Friday March 30<sup>th</sup> in the am and that work on the project would start April 9<sup>th</sup>. Also stated that Joe Sender would need to go and re-inspect the stakes after the leveling of the ground was completed. John Thomas raised the question about the signage for the library. John Campbell stated that their plan was to place the sign and flag on the opposite side of the parking lot so it was visible. Kim Jansen mentioned that they would need a sign permit for that. **Kennis Lutz made a motion to recommend to the Town Council; John Thomas seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **Ujvary, Andy: Lot 2 Mountain Meadows; 617 Grandview** - Commission reviewed building plans. The one concern that was brought up was the eaves hanging over the setbacks. Eaves will be 18in over the 25ft setback. **Pat Marolf made a motion to approve; John Thomas seconded it; Paula Stevens made a request to amend the motion adding to it that Joe Sender should re-inspect the overhang in the setback; amend carried; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **Fiore, Nick: Snake River Junction** - Commission reviewed plans brought by Nick. Nick Fiore gave a brief history of the filings. The first filing was for 9-5 commercial buildings. The second filing, which was being reviewed, was adding an additional 12 lots for building. The water and sewer supplies for the first filing were under construction. For the second filing the documents were being prepared. The water supply will be coming from the Flying Saddle Lodge. The sewer supply will be provided by Northstar. **Pat Marolf made a motion to recommend onto council; John Thomas seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **Sall Enterprises: Lots 104, 109, 110, 117 Palis Park-** Carla Stone was present to ask questions concerning the replatting procedures for the mentioned lots. They would like to break it down into quarter acre lots for commercial business; possibly two stories high. Carla gave the Commission a handout with what their ideas for business in the acre lots might possibly be and a lot map of the mentioned area. Pat Marolf and Kennis Lutz agreed that it would provide a great area for commercial growth. A couple of concerns that were brought up were loading zones for the businesses, walking paths around the area and to and from other businesses, and parking restrictions with snow removal allotment. Carla Stone stated that they would definitely be looking into all of that before the final replatting is brought to the Commission. Paula Stevens advised that her next step of action should be to provide details for the lots, how the variances would be planned, how many water and sewer hook ups were going to be needed. Paula stated that she would send Carla a checklist for guidance in the process.
- **Morning Star Baptist Church: Lot 1 Palisades Heights; 156 Morning Star Dr.** - No representative present for review.
- **Parks, Elizabeth: Lot 326 & 327 Lakeview Estates Tract B** - Not in attendance.
- **Lloyd, David: Lot 120 Grid Area; 120 Hwy 89** - Commission reviewed plans. The existing lighting will be used for. Signs are the same as the ones used on David Lloyd's previous shop. **Kennis Lutz made a motion to approve; John Thomas seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**

4 - UNFINISHED/ONGOING BUSINESS:

- **WAGNER, Rob** - Rob will not be present.
- **DICENSO, Steve - REZ-02-07 - Lot 9 Louis Strout Subdivision - 273 West Loop Road** - Not in attendance and has since withdrawn his rezone application.

5 - P&Z MINUTES:

- February 13<sup>th</sup> - Pat Marolf motioned to approve; Kennis Lutz seconded; **VOTE: 4-Yes, 0-NO, 0-Abstain, 1-Absent.**
- February 27<sup>th</sup>-Paula Stevens would like to see the amendments made before approving.
- March 13<sup>th</sup>, 2007- Pat Marolf motioned to approve; Kennis Lutz seconded; **VOTE: 3-Yes, 0-NO, 1-Abstain, 1-Absent**

6 - COUNCIL MINUTES DISTRIBUTUED: None

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

1) April 3rd, 2007 *John Thomas*

2) April 17th, 2007 *Pat Marolf*

7 - ADJOURN MEETING- **Kennis Lutz motioned to adjourn the meeting at 8:28 PM, John Thomas 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:*

- Salls Enterprise Replatting plan
- Proposed Zoning Map
- Lincoln County Notice- Kirk Lane/Garaman Inc.; Flying Saddle Lodge 2<sup>nd</sup> Expansion; Lot 106 PZ 07
- Lincoln County Notice- Todd Rogers; Lake Wood Manor Condos; Lot 107 PZ 07

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

- **P&Z Minutes:** February 13th, February 27th, March 13th

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*Paula Stevens, P&Z Member*

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*Date*

*Attest:*

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*Terra Miller, Secretary*

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*Date*