



Town of Alpine

Planning & Zoning Commission

Minutes

DATE: April 10th, 2007

PLACE: Alpine Town Hall ▪ 250 River Circle

TIME: 7:00 p.m.

TYPE: Regular

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

1 - CALL TO ORDER at 7:08

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Morning Star Baptist Church: Lot 1 Palisades Heights; 156 Morning Star Dr.** - Adding a steeple. P& Z reviewed plans. Richard Jenkins stated that this was the steeple the church had been trying to get for years. They had received previous permits but ran into issues obtaining the steeple that had prevented them from continuing. They now have the steeple and are waiting for approval from P&Z to continue. Rob Wagner stated that he had reviewed the plans and the wind load factors were at 125mph. **Pat Marolf made a motion to approve the steeple; Kennis Lutz seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.**
- **Aubrey & Craig Jordan; Lot 18 & 19 Palis Park; 173 & 175 W. Mill Circle-** Have questions concerning rezoning. They would like to rezone their R1 lot to an R2. They wanted to make sure they had their questions answered so that things could go easier and smoother. The Commission located their lots on the map. Their current house sits in the middle of 2 lots. The Jordans purchased their lot with a framed space above the garage that is 625sq ft with a separate entrance. They would like to possibly turn into an apartment. Dave Gustafson said that they would first need to replat the two lots into one to meet the minimum lot size for an R2 zoning area. Terra Miller will send them a replat application. Rob Wagner also mentioned that a minimum requirement for a living space is one room with 120sq ft.
- **Yearly Tool Show** - Temporary Sign permit April 18th-19th. Dave Gustafson stated that he saw no problem with the permit; that it would generate town business. **Pat Marolf made a motion to approve the temporary sign permit; Kennis Lutz seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.**

4 - UNFINISHED/ONGOING BUSINESS:

- **WAGNER, Rob** - Brought up the Special Council Meeting on Thursday the 12th concerning the sewer ordinance with grease traps. He stated that the council was going to get a program in place for implementation. Dave Gustafson asked about the Bull Moose. Rob stated that they have not called back for a re-inspection. Rob also informed the Commission of the Bank of Star Valley's progress. That he had received the revised plans, the electrical was inspected and corrections were made, and that the plumbing tests will need to be redone. Terra Miller also handed out a revised building permit packet. The Commission will review and discuss at the next meeting.

5 - **P&Z MINUTES:** February 27th & March 27th, 2007. Absent Commission Members; could not approve minutes. They will be put on next meetings agenda for approval.

6 - **COUNCIL MINUTES DISTRIBUTUED:** February 6th, 2007

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

1) April 17th, 2007 *Pat Marolf*

2) May 1st, 2007 *Dave Gustafson*

7 - **ADJOURN MEETING-** Pat Marolf made a motion to adjourn the meeting at 7:30; Kennis Lutz seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.

AFTER MEETING REVIEWS/WORKSHOPS: None

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

- Lincoln County Notice- Marc M. Hakoshima/FHL LLC.; Rezone; T37N, R118W, Section 30
- Lincoln County Notice- Marc M. Hakoshima/FHL LLC.; Conditional Use-Master Plan; T37N, R118W, Section 30
- Lincoln County Staff Report- Clayton Corsi; Glidden McNeel Estates; T36N, R199W, Section 3 & T37N, R118W, Section 31

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

- **P&Z Minutes:** February 27th (should have from previous mtg.), March 27th

Dave Gustafson, P&Z Chairman

Date

Attest:

Terra Miller, Secretary

Date