



Town of Alpine

Planning & Zoning Commission

Minutes

DATE: April 24th, 2007

PLACE: Alpine Town Hall ▪ 250 River Circle

TIME: 7:00 p.m.

TYPE: Regular

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

1 - CALL TO ORDER at 7:05

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Bank of Star Valley: Lot 701 Lakeview Estates C; 102 Greys River Rd-**All thought that sign was approved through variance. They decided to vote on it just in case it hadn't been approved. **Kennis Lutz made a motion to approve; John Thomas seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **SALL Enterprises, LLC: Palis Park Subdivision; 25 Hwy 89-**Commission reviewed their packet for sign permits including ideas for the free standing sign from Sign Pros. There is 1 sign application addressing 3 signs; one for the small sign attached to the building, one for the temporary banner on side of building, and one free standing sign utilizing the existing structure. Free standing sign dimensions are 10x20. Commission figured that the free standing sign was "grandfathered" in for height purposes. Dave Gustafson stated that the Commission needed to look at the square footage allowed for signs. The total lot size is 6 acres. Carla Stone stated that the RV Park and the Tavern on the Grey's are separate businesses. Commission reviewed Town Codes. They discovered that the codes didn't state guidelines for lots without buildings. **Kennis Lutz made a motion to approve; Pat Marolf seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**

SALL Enterprise also discussed their plans for replating. Reviewed with board the more detailed plate map of property located at 104, 110, 109, 117 Palis Park Subdivision. Carla wanted more guidelines for their redevelopment. Commission suggested that they needed to fill out a replat application. Carla stated that the surveyor was out plotting the spaces. The Commission also suggested that she review the codes to assure that the zoning was compliant to what the planned intentions were.

- **Kevin Aznoe: Lot 642; 163 Trail Dr-**Found out that in order to put a business on his lot he would need to apply for a rezoning permit. Current lot is zoned as an R-2. He is concerned that the street is too busy for a home. On the proposed zoning map the town has it zoned as C-1. Kevin would like to have it zoned as commercial. Dave Gustafson's recommendation to Kevin was not to make it a commercial lot. In the future there will be time for public comment before the proposed zoning map is adopted. Kevin asked if building codes were different between the two. Rob Wagner stated that they were and to reference the IRC/IBC. Commission referred Kevin to the Town Council to answer his sewer concerns.
- **Sam Scaffide: Lot 120 Grid Area; 120 Hwy 89-**Not present. Table until applicant can be present.
- **Tiphany Gayhart: 706 Lakeview Estates C; 185 Hwy 89-**Kennis Lutz abstained from discussions. Commission reviewed application packet. Commission reviewed Joe Sender's inspection comments. Concerns: 1) Clarification; Building B staked out with stair case included. 2) Allotted parking spaces. Commission referenced Town Codes. Larry Hatfield stated that they had a verbal agreement from WYDOT that they would allow parking in the easement. The parking spaces would not be in the beautification space. Commission would like to see the proposed parking spaces in the easement on the site plan. The angle of parking is 90 degrees. Please also note on plans. The total usable square footage of the proposed building is 7440. Lower level is planned for retail space. The upper floor would be used for office space. The plans allow for a total of 18 parking spaces. Reviewed calculations that Larry Hatfield had available for allocating parking spaces. The parking spaces located on the West side of Building B may be too small; only 19.5 feet from retaining wall to corner of building. Larry Hatfield-normal parking spaces are 9 feet wide, 10 feet for bi-pass lane. Those parking spaces would normally be used for employee parking. Rob Wagner has not looked at the building plans. Dave Gustafson stated that without Rob's review the board could not approve the plans for the building. Larry Hatfield stated that he would like a conceptual approval with the current inspections, parking, building size, easements, and setbacks given so that he can continue with his building plans; not an approval for a building permit at this time. Dave Gustafson would like to have the WYDOT easement agreement in writing, he is concerned about the 2 parking spaces on the west side of Building B, looks like the setbacks are met and will review the building structure when plans are turned in. **John Thomas made a motion to approve a conceptual agreement contingent on the WYDOT agreement being in writing and that the 2 parking spaces next to Building B are reduced to 1 or eliminated. Pat Marolf seconded it. Vote: 3-Yes, 0-No, 1-Abstain, 1-Absent.**

- **Eugene Davis: Replat of Lots 325, 326, 327 Lakeview Estates C; 192, 194, 196 Trail Drive-**Eugene Davis failed to use mic therefore his comments could not be reflected in minutes. Applicant no longer wants to divide the lots into 5 lots. His goal is to find the original property corners, renumber the lots, and to get the SE corner off of Craig Pavlick's lot added to Craig's lot. Surveyor has also marked where Lakeview Dr. would be for selling purposes. **Kennis Lutz made a motion to suggest approval to the Council; Pat Marolf seconded; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **Chad Hudson: Lot 621 Lakeview Estates C; 161 Alpine Dr-**wanted to update the Commission from the last time he met with them. Chad brought proposed plans for his building. Chad wanted a conceptual vote from the Commission for his building plans and zoning requirements. Dave Gustafson stated that a motion could not be made since he wasn't on the agenda. Also advised that his next step would be to fill out his application and we could move forward from there.

4 - UNFINISHED/ONGOING BUSINESS:

- **WAGNER, Rob** - Commission looked over handouts for "Building Permit Checklists", "Building Permit Handout", "How to Obtain a Building Permit", and "Plan Correction List" that Rob made revisions to. Dave Gustafson liked because it gave the public guidance and also could be used for meetings. Dave also suggested that we have Elizabeth Koeckeritz look over the handouts.

Commission looked over proposed Building Code. Rob Wagner had some changes for the draft. Dave Gustafson suggested that he give his concerns/suggestion directly to Jim Pedersen.

Rob gave an update on the Library. The foundation was poured and they are now waiting on the building to arrive.

5 - P&Z MINUTES: February 27th, March 27th, & April 10th 2007. **Pat Marolf made a motion to approve all three meeting minutes; John Thomas seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**

6 - COUNCIL MINUTES DISTRIBUTUED: none

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

1) **May 1st, 2007-Dave Gustafson**

2) **May 15th 2007- Kennis Lutz assigned.**

7 - ADJOURN MEETING- Pat Marolf made a motion to adjourn meeting; John Thomas seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.

AFTER MEETING REVIEWS/WORKSHOPS: None

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

- How to Obtain Building Permit handout for public
- Plan Correction List handout for public
- Building Permit Instruction handout for public
- Building Permit Checklist handout for public
- Lincoln County Notice-Todd Rogers; Conditional Use Permit; Leon Livingston Subdivision, Lots 61 & 62\
- Lincoln County Notice-Marc M. Hakoshima; Rezone from Rural Zone to Mixed Zone; Palisades County Rd #101 next to gravel pit
- Lincoln County Notice-Kirk Lane; Conditional Use Permit for second addition; Flying Saddle Lodge
- Town of Alpine Land Use and Development Code Draft 2
- SALL Enterprise Replat map
- Zoning Map November 2006

9 -Items mailed to P&Z before meeting:

- **P&Z Minutes:** April 10th, 2007

Dave Gustafson, P&Z Chairman

Date

Attest:

Terra Miller, Secretary

Date