



# Town of Alpine

## Planning & Zoning Commission

### Minutes

DATE: May 8, 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.

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1 - **CALL TO ORDER at 7:08pm**

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

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

- **Craig Pavlick: Lakeview Estates B; 195 Stoor Dr.-**Reviewed packet. The fence will be made out of cedar and be 6ft tall. He is trying to add a privacy fence. **Kennis Lutz made a motion to approve; John Thomas seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **Sam Scaffide: Lot 120 Grid Area; 120 Hwy 89-** Greg Landers stated that he would like to add open hours added to the existing free standing sign. Upon review of the packet it was discovered that we did not have all the dimensions needed to approve. Greg stated that he would get the building frontage and current sign dimensions to the office as soon as possible. On Wednesday May 10<sup>th</sup> we received the necessary information. **Each P&Z member that was present at the meeting was contacted and asked for approval of the sign; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **Joan Bardier: Lot 8 Palisades Heights; 175 Morning Star Dr-**Todd from Ranch Homes was representing Ms. Bardier. Todd had some questions about setbacks. Dave stated that if there were any deviations from the setbacks they would have to apply for a variance which can be a difficult process. He also asked about the sewer and the emergency ordinance. Mayor Décora was present to state that the waste water plant was still in violation of the discharge permit and that we are no were close to being there. Until we are in compliance we can not legal issue a building permit to hook up to the waste water plant. At this time we do not have a time frame on how long it will be. Todd asked that if he can continue with the process. Terra stated that she spoke with the Town's attorney and she stated that we could review permits but we could not issue the building permits until the ordinance is lifted. Reviewed preliminary plans. Todd stated that he would get them Wyoming Engineered stamped before final submittal. Todd stated that he submits one to the manufacture and they don't draw up the plans until they get an approval to build it. Dave Gustafson stated that we needed all of the information with the structure before we could issue a permit. Todd asked if the Commission could give a tentative approval subject to having the design approval. Dave stated that we could not, that we needed everything. Todd also had questions regarding the floor plan and the needed ADA restrictions with a commercial building. Commission suggested that he speak with Rob Wagner to address these concerns. Next step would be to submit a building application and stamped plans.
- **Melissa Wilson: Lot 14 Grey's River Village; 331 E. Mill-**Reviewed plans. Melissa stated that it would not be commercial; it was for personal use only. Will be extending drive way with gravel, possible asphalt in the future. **Pat Marolf made a motion to approve contingent on Joe Sender's inspection notes and receiving the engineered foundation plans; Kennis Lutz seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **Wayne Neal: Lot 612 Lakeview Estates C; 173 Hwy 89-**Dave Gustafson abstained. Deb Reese attending representative. Commission reviewed plans. Most of the remodel is interior. A sign will be applied for in the future. **Kennis Lutz made a motion to approve; Pat Marolf seconded it; Vote: 3-Yes, 0-No, 1-Abstain, 1-Absent.**
- **Deb Reese-**addressed the Commission concerning her house. It was built in the setbacks when she purchased it. She stated that it was about a foot in the setback. Dave stated that from what he knows was when the building permit was issued the lot lines were off. The subdivision hired Scherbel to go in correct persisting issues. Dave stated that in his personal opinion it should not be an issue. Deb's concern was when she sold her house that it be an issue then. Dave stated that as long as it is documented and disclosed during the sell it shouldn't be an issue.
- **Steve Chichinsky-**Commission reviewed letters from Steve Chichinsky. Dave's opinion was that relocation of a water line is a Council matter. Steve stated that he presented the issue to the Council and their decision was to address P&Z. Vicki Decora had a question on who should advise the Council on these matters. Dave recommended to go to the town engineer to get their evaluation at the developers cost. Steve stated that the relocation of the pipe needs to be done because it is located on his property. Steve also stated that the relocation was being done to accommodate the library and that it would make since to do his at the same time. Don Wooden stated that it might be in good interest to speak with Val from the town water department. Steve stated that he spoke with Val and his opinion was to move his pipes along with the Library's. John Thomas stated that we are all in agreement with the movement of the pipes but now it is a matter of finances. Dave

Gustafson stated that since we had Val's recommendation that the next step would be to take it to the Town Engineer to get his recommendation to the Council.

- **Building Fees-** Vicki Decora stated that the Council would like to know the foundation on which the Commission based the proposed building fees. Dave Gustafson stated that what they did was to direct Brenda and Rob to work on a fee schedule based on the expenses, town growth, and inspection costs. That they took it on faith that that is what happened. Kennis Lutz stated that when he spoke with Rob Wagner, Rob let Brenda crunch the numbers and that they would receive a copy on how she arrived on those numbers. John Thomas stated that she also did some comparisons with the surrounding towns. Don Wooden stated that he is not apposed to increasing the building fees. What his concern is, is how the \$1/sq ft and \$1.50/sq ft was arrived at and if we are spending that type of money. His biggest concern is that our jump in cost is too great. He is also concerned about including the garages in the square footage. His main fear is that we are pushing ourselves out of business. We only have 30% left in the town for building spaces without annexation. He stated that the county building permits are only \$300 with no inspections. Dave Gustafson interjected that our main objective is that we meet our expenses. Also that annexation is the future of the town and the sooner we do it the better. The county permits are cheaper because of the lack of inspections they require. However the town is trying to set a higher standard. In doing such we will have the situation where people build outside of the town. Dave stated that until annexation, we would have to be willing to do away with our inspections to come down to the county level and be competitive. Don Jorgensen stated that Jackson's building permits included all the inspections unless they are being called out continually. Also that Teton County did not include the garage in their square footage fees. He stated that he was against including garages in the square footage. Shirley Brown stated the time both the town employees and Rob Wagner spend per building permit. She also stated that in speaking with Rob Wagner, that he has not built a house where the garage didn't include water and electricity. That the norm in garages is no longer just for storage. Steve Chichinsky stated that a way to break the garage fees out would be to look at the building plans and base them off of that. Dave Gustafson stated that it was a general consensus to reevaluate the garage square footage fees. John Thomas stated that we break down and look at each fee specifically to make sure we address the exact issues instead of them as a whole. Dave Gustafson stated that the philosophy behind the variance fees increased drastically so that people really think about it before they apply. Also the rezoning fee. Vicki Decora stated that they should wait for Brenda to get back before moving forward to get a break down and justification from her. Shirley Brown stated that the fees have not gone up gradually and unfortunately they need to come up now to cover our costs. Vicki Decora and Dave Gustafson stated that they should wait for Brenda to get back before moving forward to get a break down and justification from her.
- **Dolores Urban: Lot 612 Lakeview Estates B; 172 Short St-Fence Permit F-02-07** needs approval. Dave Gustafson stated that a representative really needed to be here to answer questions. Terra Miller interjected that we have reviewed plans in the past without a representative. That if we had any questions we could wait until the next meeting but everything is included in her packet. Commission reviewed plans. Joe has located the corners. **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** - Out of town. Terra has an update for Commission. Rob did stage 3 inspection at the Bull Moose. The Bull Moose had gone and covered all but one of the exhaust vent fans before Rob could inspect them. Jim Blittersdorf told Rob that he was out of town when they were covered but that Tom Turner could vow that they were done correctly. Rob suggested that they either have him tear the portion out for inspection or they have him sign a letter releasing the town of reliability. Dave stated that he didn't think a letter would work and that Rob had the right to have them rip it out if they had to. He suggested that we discuss the matter with Elizabeth first. Terra stated that she would talk with Elizabeth and get back to them.
- **Tiphany Gayhart: 706 Lakeview Estates C; 185 Hwy 89**-no new information received in office.

5 - **P&Z MINUTES:** April 24<sup>th</sup>, 2007. Commission wanted time to review before approving.

6 - **COUNCIL MINUTES DISTRIBUTUED:** none

- **P&Z ATTENDING COUNCIL MEETINGS:**  
1) May 15<sup>th</sup>, 2007-*Kennis Lutz*

2) June 5<sup>th</sup>, 2007- *Pat Marolf*

7 - **ADJOURN MEETING-Pat Marolf made a motion to adjourn the meeting; Kennis Lutz 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:**

- Lincoln County Notice-Todd Rogers; Conditional Use Permit; Leon Livingston Subdivision, Lots 61 & 62
- Lincoln County Notice-Kirk Lane; Conditional Use Permit for second addition; Flying Saddle Lodge
- Building Department Fee Schedule; 151-Ordinance No. 2007-07
- Letter from Steve Chichinsky addressing Town Council
- Letter from Steve Chichinsky addressing P & Z Commission

**9 -Items mailed to P&Z before meeting: none**

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*Dave Gustafson, P&Z Chairman*

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*Date*

*Attest:*

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*Terra Miller, Secretary*

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*Date*